Prospectus of the Isle of Pines Company

Isle of Pines Company

Incorporated under the Laws of the State of New Jersey
Registered under the Laws of the Republic of Cuba

AUTHORIZED CAPITAL STOCK $1,047,800.00

Owners of SANTA BARBARA
(Formerly called West McKinley)
SANTA BARBARA HEIGHTS, WESTPORT
and LA CISTERNA and largest land owners in the
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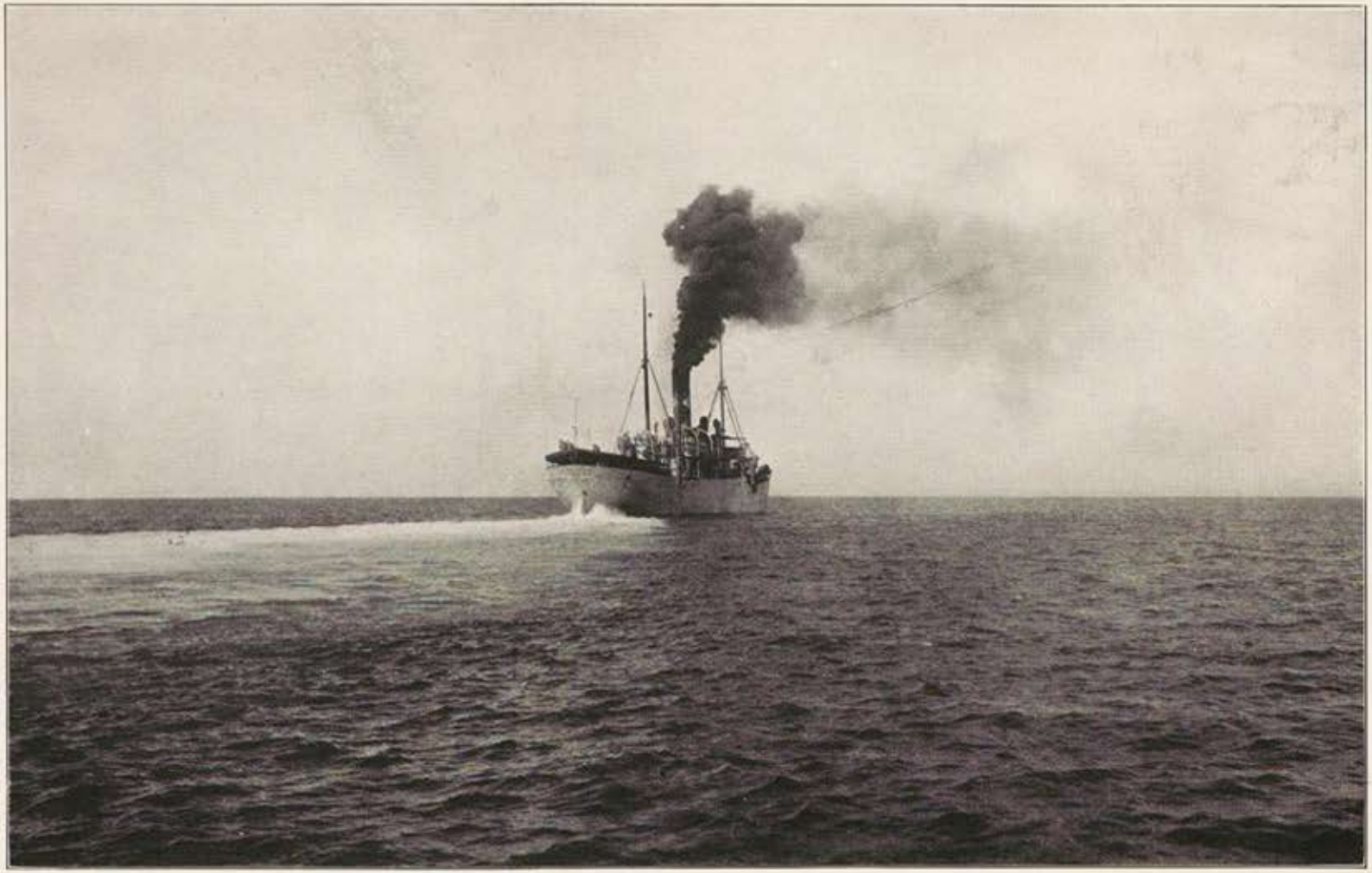


STEAMER "CORINTO," OF THE UNITED FRUIT COMPANY, LEAVING THE ISLAND ON HER FIRST TRIP TO NEW ORLEANS.
BEGINNING OF DIRECT TRANSPORTATION TO THE STATES

THE NUEVAS RIVER AT PORT MC KINLEY

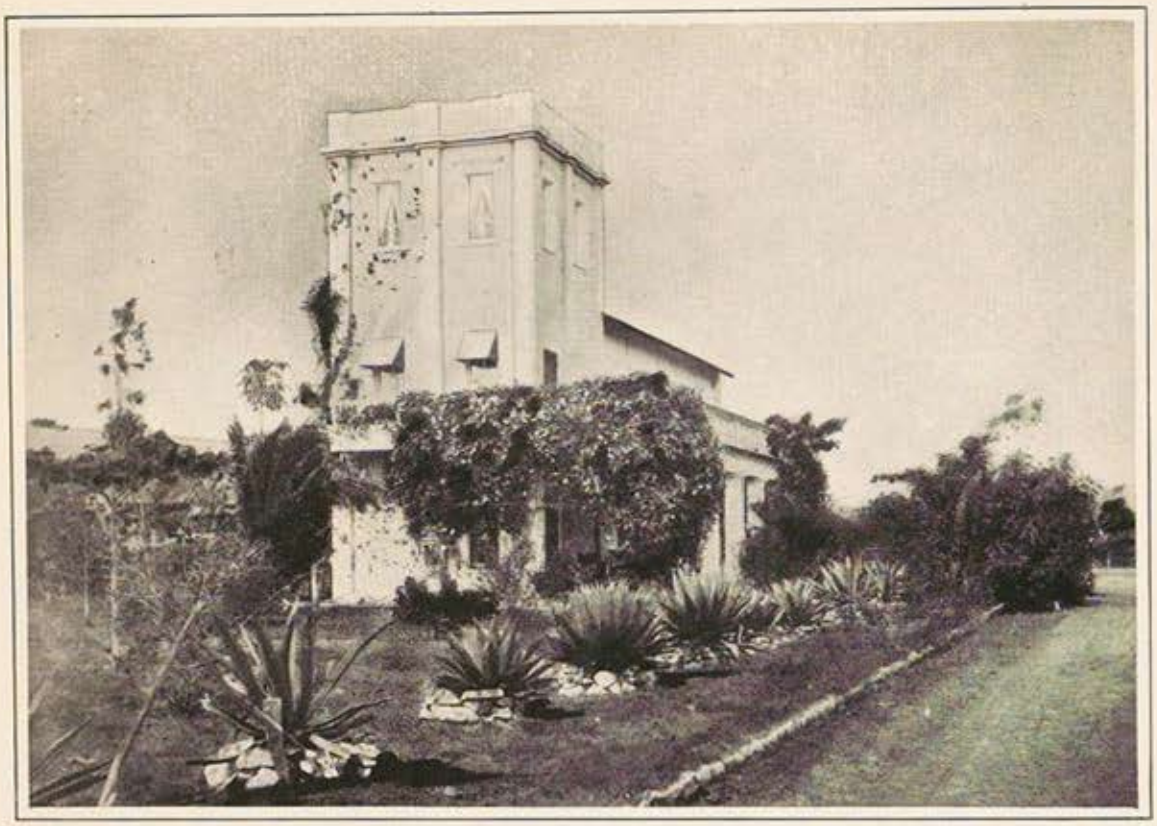
The Isle of Pines

AFTER Columbus discovered a new world for the Spanish Crown, upon that memorable day in October, 1492, he turned the prows of his small vessels southward and cruised among the chief islands of the West Indian group. The beauty and fertility of these islands so pleased him that he came again to the Caribbean Sea, on his second voyage one year later, to explore and lay claim to all this splendid chain.

Among the prizes of this second voyage of 1493 was a small island lying some sixty miles to the south of Cuba, and protected by the northern curve of the Cuban coast line, which swept around it, like a sickle, in the Gulf Stream. This little Island was roughly spherical in shape and measured about thirty-five by forty-five miles, but unlike the numerous low coral keys (similar to Bermuda, the Bahamas and those of Florida) scattered in such profusion off the coast, it was of the same natural geological formation as the mainland of the Antilles. Hence the soil was not a white beach sand but a sandy loam varied in places with gravel carrying traces of iron and most desirable for citrus culture. The coast line was low in some places and precipitous in others, the ground generally rising in gentle undulations toward central ranges of hills. Columbus cast anchor in a deep water harbor in a river's mouth, and his men disembarked to explore the inviting interior and to obtain fresh water. They found the valleys well watered, and the slopes covered with pine trees, royal palms, bottle palms, palmetto and hard woods. From the pine trees the island takes its name, *Isla de Pinos*—the Isle of Pines. A mountain range in the east was called after Columbus' father-confessor, Las Casas, and the river in which they cast anchor was similarly named.

Nothing occurred to disturb the peaceful slumber of the Isle of Pines from the time Columbus discovered it until over four hundred years later, when American enterprise began its colonization. It is true that grants of Isle of Pines land were made by the Spanish Crown, but the natural resources of the island were never developed by the owners, and it is doubtful if the indolent Spaniards appreciated its possibilities as a field for citrus culture, although its marvelous climate and wonderful mineral springs were well

NEW YORK BOTANICAL GARDEN, LIBRARY. Given by N. L. BRITTON.



"BRAZO FUERTE," THE RESIDENCE OF MR. T. J. KEENAN, OF PITTSBURG, PRESIDENT OF THE ISLE OF PINES BANK AND OF THE ISLE OF PINES STEAMSHIP CO.

known and enjoyed by Spanish grandees who came from all parts of Cuba to escape the heat of the Cuban summer.

Certain it is that land values had not increased greatly in four hundred years, and at the beginning of the twentieth century the entire island could have been purchased for but little more, relatively speaking, than Columbus would have had to pay the Indian chiefs in 1493 had he sought possession by purchase instead of by right of discovery.

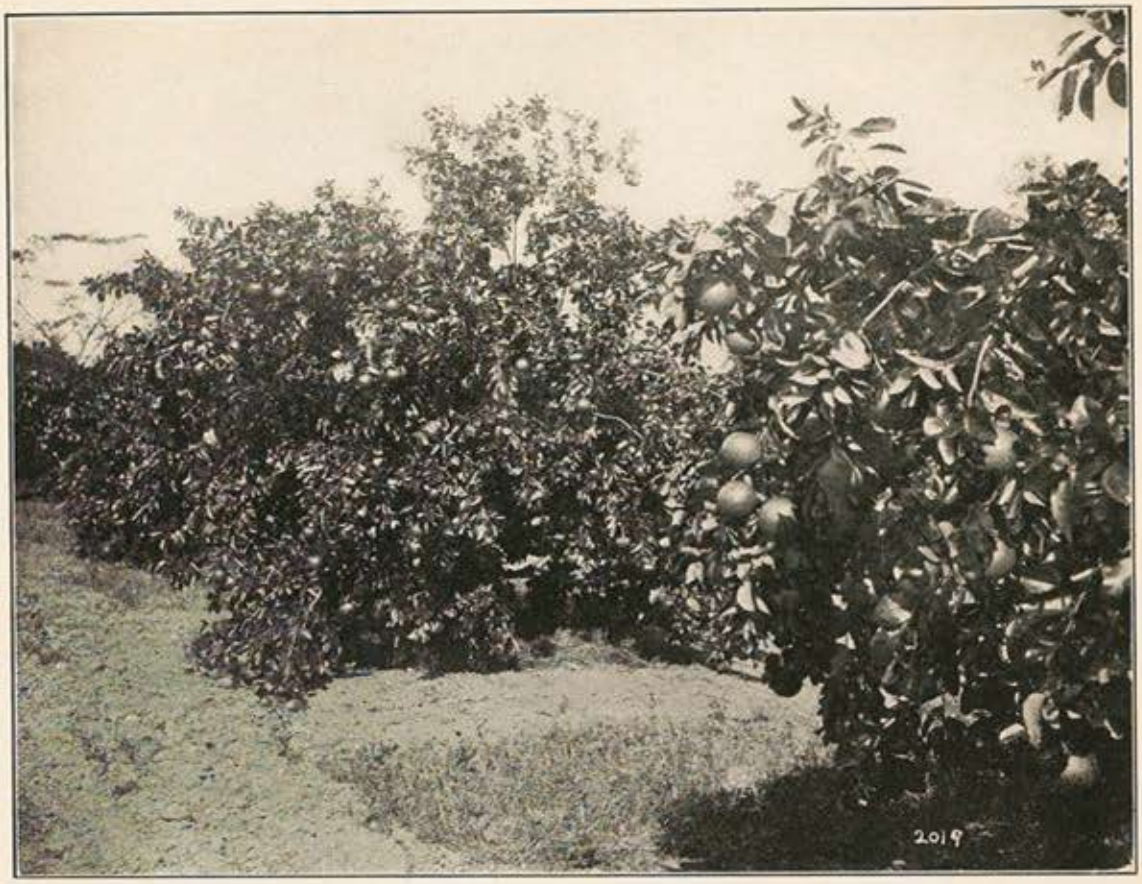
But, with the passing of the rule of the Spaniard, came the activity of the Yankee settler and an era of prosperity —of increase in land values vastly greater in fifteen years than in the four centuries preceding.

To-day 99 per cent. (practically the entire island) has been purchased by Americans and shrewd early investors are seeing their lands double and quadruple in value and yet the period of development has only begun. Hundreds of groves planted by the early settlers are bearing commercial crops. When the newer groves are in bearing, including those in Santa Barbara, Santa Barbara Heights and Westport, it is predicted that there will be an increase in land values second only to the tremendous advance that occurred in the Riverside district of California in the early Eighties.

Five Hundred Dollars an Acre is the price fixed for the future, and there seems little doubt but that it will be realized just as it has been in California.

ONE OF THE BEAUTIFUL DRIVES IN THE MC KINLEY COLONIES.

A SHIPMENT OF ISLE OF PINES EARLY GRAPEFRUIT ON THE WAY TO MARKET.



GRAPEFRUIT TREES IN MASON BROTHERS' GROVE WHEN ABOUT SIX YEARS OLD.

SANTA BARBARA TODAY

The advance of progress is evident on every hand in the Santa Barbara Colony today. Hundreds of homes are located where not long since was nothing but an unbroken forest of pine trees, with here and there royal palms, bottle palms and native hardwood. The sound of the hammer and the ax are heard in the clearings, and orange and grapefruit groves, pineapple fields, and vegetable gardens are rapidly making their appearance. The experimental stage is a thing of the past. The colonization of the Island by Americans is attracting marked attention.

In an article entitled "The Isle of Pinas as a Hibernaculum," which appeared in the *Long Island Medical Journal*. Dr. Browning, an eminent nerve specialist, speaks highly of the Isle of Pines as a health resort. He visited the Isle of Pines partly for relaxation and rest and probably with some idea of investigating the claims of the Island for healthfulness. His observations show a keen grasp of conditions. After general observations on the salubrity of the climate, he remarks upon the importance of the colonization of the Island by Americans.

WHAT DR. BROWNING SAYS OF THE ISLE OF PINES.

We quote extracts from his article, as follows:

"It may be remarked that this is one of the most interesting experiments in

THE MASON BROS. PACKING HOUSES, ISLE OF PINES.

IT HAS BEEN FOUND PROFITABLE TO GROW SMOOTH CAYENNE PINEAPPLES BETWEEN THE ROWS OF GRAPFRUIT TREES.

migration and settlement that is going on parallel with the construction of the Panama Canal. It is the most promising of our colonies in the American tropics. * * * The American colonies in western Cuba are on no such scale. * * * An immense amount of energy, ability and resources are being devoted to the realization of the Pines project; on it hinges much of our future in the far south. **Surely an American cannot look at it with indifferent eyes."**

In another part of this same article, Dr. Browning says of the Isle of Pines:

"Cuba hardly equals it, certainly not as yet for lack of suitable accommodations. Porto Rico may, so far as climate. But it is less accessible, requires a longer sea voyage in smaller boats over a somewhat rougher sea, and has some indigenous conditions (diseases, animals) that are objectionable. The Isle is nearer than California, has less range of temperature, and is less expensive for the sojourner. I am assured that on the Isthmus of Panama there is even less variation in temperature. But that again is much further away, more expensive, subject to possible earthquakes, and withal too hot and moist for perfect comfort. But along the northern Caribbean we have an American Riviera, an American Mediterranean that beats the original immeasurably, unless for the artificial adjuncts. Now, so far as climate and health are concerned, the immediate Mediterranean region cannot compare with our Caribbean. Only by going well back into

GROUP OF LADIES.

PLANTING SMOOTH CAYENNE PINEAPPLE SLIPS ON KOPF BROTHERS' PLANTATION IN SANTA BARBARA FROM 5,000 TO 8,000 CAN BE PLANTED TO THE ACRE, DEPENDING UPON THE SPACE LEFT BETWEEN THE ROWS

Africa is there any approach to our southern climes, and there the daily range is greater. A person must have considerable physical reserve to stand the journey from here to the interior of north Africa. And then there is the cost, the difference in language, and the long, trying ocean voyage. Owing to these limitations the number of our patients who can secure these benefits must remain small. A throng of our people now wend their way each winter to Florida, Nassau and adjacent parts, that many, even amongst Europeans, think surpass the Mediterranean. **Go a bit further and you improve on Florida.** Any region may have its superiorities and no one has all. Certainly the Pines offers special features, and it is worth any physician's while, both from personal and professional interest, to become familiar with the little Isle, its outfit and possibilities. * * *

"The air is not specially moist. It is asked how can it ever be dry? In the first place we know that it may be so on Long Island. Then our meteorologists show that it is change in temperature that precipitates moisture, and this is minimal. Soil and sunlight do the rest.

"Never had cholera, typhoid or yellow fever, is the claim; perhaps lack the necessary mosquito for the latter. * * *

"The sunlight and warmth of March was like the softest June days, seeming less intense at midday than in Havana. A gentle and sufficient breeze played over the plains. * * *

"The average daily change in temperature is less than 10 degrees. And the

PINEAPPLE PATCH IN SANTA BARBARA HEIGHTS, SHOWING AN EXCELLENT EXAMPLE OF THE ISLE OF PINES SMOOTH CAYENNE PINEAPPLE

range for the whole year is only some 40 degrees (at most from 50 to 95 degrees F., or usually, say from 60 to 90 degrees F.). The entire range for one December was from 58 to 87 degrees F. Thus not only is the total variation small, but this occurs without suddenness. * * *

"There appears to be an ample supply of pure water all over the Island, and it is so claimed.

"Over the inhabited area the walls are mostly from twelve to eighteen feet deep. * * *

"Simply by the necessary foresight and care all the common vegetables and small fruits can be had fresh for the table all winter. Delicious melons, tomatoes, peas, beans and tubers were enjoyed."

PRODUCTIVENESS OF SOIL DEMONSTRATED

The illustrations which appear in this publication show the progress that has been made by American colonists in the Isle of Pines. It is no longer necessary for the intending settler **to take anything on faith.** The earlier settlers have already demonstrated that our soil and climate together with our ample rainfall **will produce bumper crops** for the man who is willing to work for what he expects to get.

When the conservative New York business men who formed the Isle of Pines Company made their original investment in Isle of Pines land fourteen years ago they had to **take everything on faith.** It is true that they found wild orange and lemon trees growing on the property, but it had yet to be demonstrated that commercial crops of citrus fruits could be grown and marketed to advantage. They believed they had discovered an ideal citrus fruit country, which would eventually surpass both California and Florida, and

J. PRATT CARROLL, INC.

COMMISSION MERCHANTS
RECEIVERS AND DISTRIBUTORS OF
FRUITS AND VEGETABLES

NEW YORK, October 31st, 1914.

Isle of Pines Co.
New York City.

Gentlemen:-

We are in receipt of your letter of the 20th instant and in reply will say, we handled, approximately, the following amount of fruits and vegetables from the Isle of Pines last season:

30,000 boxes grapefruit
5,000 crates peppers
1,000 " pineapples

It is pretty hard to give you any certain prices on the fruit, as the prices vary. However, good fruit sold on an average from $2.25 to $6.00 per box. Of course, at the beginning of last season there was some fruit that sold exceedingly high, but we have given you a very good average on last year's prices.

Last season was an exceptionally good one for the Isle of Pines pepper shippers, owing to the Florida freeze and we had lots of peppers that sold from $3.00 to $4.50 per crate, which are very high prices. Of course, there is always a fear of frost in Florida and whenever such occasions arise it means high prices for the peppers from the Isle of Pines. Another thing, the Isle can generally get her peppers on the market first-at the right time, which is a great help.

So far this season, (about six weeks) we have handled about 7,000 boxes of grapefruit and they have been selling from $2.50 to $3.00 per box. We anticipate handling close to 50,000 boxes for our Isle of Pines shippers, as we have some very fine trade who always call for Isle of Pines grapefruit.

With steamers of the United Fruit Co. sailing direct from the Island to New Orleans every week, and the Munson S.S. Line giving a weekly service direct to Mobile, in addition to the regular steamers of the Isle of Pines S.S. Co. which will give a daily service to Batabano, Cuba, there are ample transportation facilities to handle the Island's increasing production.

Now in reference to the climate, scenery, etc. The writer has been trips to practically all the West Indies Islands and he can truthfully say, he has never struck a nicer climate, better hotels and a finer class of people than he has met on the Isle of Pines.

With best wishes, I am, dear sirs,

Faithfully yours,
J. PRATT CARROLL, Inc.
Secretary.

Fac-simile of letter from one of the largest wholesale fruit dealers in New York.

Isle of Pines
8 to 14 lb. pineapples bring fancy prices. During the winter season of 1914-1915 these fancy pineapples sold as high as $5.00 and $6.00 per crate wholesale delivered in New York, six to eight pines packed in a crate; or 62 1-2c. to $1.00 apiece.

THE PRODUCE BULLETIN, OCTOBER 31, 1914

During the winter of 1914 and 1915 peppers grown in the Isle of Pines brought $4.00 to $4.25 per crate and returned to the grower an average of $2.50 per crate— about $400.00 per acre.

THE ISLE OF PINES.

An Effusion on its Grandeur and Possibilities by a Traveler.

New York, Oct. 26.—Jos. Lieberman, who has just returned from the Isle of Pines, writes as follows:

"I have traveled extensively for the past five years, representing the J. Hamburger Co., commission merchants in New York City, but I was never before so impressed with the apparent beauty of any land: my inspiration aroused within me a desire to further investigate the natural resources of this wonderful country, and the opportunities it had to offer. The result of the investigation convinced me that many a golden opportunity lies neglected almost at the very doors of our busy metropolis.

"The Isle of Pines is only five days of enjoyable sailing from New York City. The climate is so delightful and invigorating that it will undoubtedly restore to robust health any person who has suffered a nervous breakdown, due to constant indoor confinement, or anyone whose health requires a more bracing and cleaner atmosphere.

"Aside from improving one's health, he can also materially improve his financial condition, if he is thrifty and ambitious. The soil is exceptionally rich and yielding, and it well deserves its name for the largest and most luscious pineapples in the world are grown there. I saw some pineapples that weighed fully twenty pounds each and never ate any fruit that tasted better. Grapefruit, oranges and mangoes are also grown with equal success, and the vegetables, such as cucumbers, tomatoes, eggplant, peppers and lettuce, that are grown in the Isle of Pines are undoubtedly the finest in the world. A great many Americans who were quick to grasp the wonderful opportunities in the West Indies, have already settled in the Isle of Pines, until now about 95 per cent of the people there are Americans.

"In addition to the agricultural opportunities offered by the Isle of Pines, there are numerous mercantile and professional fields, wherein an American can reap a harvest and at the same time enjoy the perfect harmony and unsurpassed hospitality which prevails there."

Fac-simile of extract from "The Produce Bulletin"

GROVE OF THE KOPF NURSERY AND REALTY CO.

putting their trust in that belief they acquired a large portion of the best land of the island. The land thus acquired was not offered for sale, however, until experiments had been made which proved that the land would produce citrus fruits in commercial quantities—and hopes and beliefs became facts.

ISLE OF PINES GRAPEFRUIT

For several years commercial crops of Isle of Pines grapefruit have been marketed in the cities of the north at good prices. Fruit dealers and commission merchants eagerly await shipments of our fruit as their customers who have bought it in the past keep asking for it and will buy no other when they can get the Isle of Pines brand. On page 13 is reproduced a fac-simile letter from a fruit dealer in New York City. You will note it bears out our statements regarding the ready sale accorded the fruit wherever it has been introduced. The prices quoted in the letter from J. Pratt Carroll **were on 10 carloads of grapefruit,** so that an estimate of profits based on that letter should be pretty nearly accurate.

Let us consider briefly what $2.50 a box, the lower average price, this dealer returned to the growers, means to the owner of a grapefruit grove in the way of profits.

In the Isle of Pines it has been found best to plant 70 trees to the acre, although they are sometimes planted 90 trees to the acre. A grapefruit tree will bear on an average 5 boxes of fruit the sixth year, and it will increase its yield at the rate of a box of fruit a year until the fifteenth year, when it should be in full bearing and will then continue to bear for a lifetime. It is a matter of record that citrus trees have been known to live and bear fruit for over a hundred years, so that a grove of grapefruit is a permanent investment. Figuring five

A TEN-ACRE TRACT IN WEST MC KINLEY AFTER IT HAD BEEN CLEARED AND PLOWED AT A COST OF $92 AND IN TEN-DAYS' TIME.

boxes of fruit to the tree at $2.50 a box and seventy trees to the acre the grower would realize $875 an acre from a grapefruit grove six years old. Figure at $3.75 a box and you get $1,312.50 an acre profit.

To be very conservative, however, let us cut these figures and estimate the profits from a full bearing grapefruit grove at $200 to $500 an acre. Mason Brothers, who own a forty-acre grapefruit grove, have stated that they realized an average of $400 an acre from it when the trees were only four years old. Trees bearing as many as ten to twelve boxes of fruit may be found in many five and six-year-old groves on the Island, and it seems reasonable to assume therefore that a greater yield than five boxes to a tree may be realized the sixth year under intelligent and scientific cultivation.

Last season Isle of Pines grapefruit sold as high as $10.50 a box. One man realized $3,500 net profit from 1,000 boxes of early grapefruit. From this it appears that intelligent marketing will increase the profit of the grower. The Kopf's canning factory will soon take all fruit of small size and inferior appearance and make it up into marmalade, thus allowing the grower to ship only his choicest products to the States. And strictly fancy Isle of Pines Grapefruit will readily bring $3.50 to $6.00 a box if properly marketed. At these prices the net return to the grower would be $2.50 to $3.00 a box, or a profit of over $1,000 an acre from a full bearing grove.

Taking the records of two shipments of grapefruit at random from among a number made to the States, Mason Brothers

A FIELD OF PEPPERS AT SANTA BARBARA HEIGHTS WHICH BROUGHT $4 A CRATE IN THE DECEMBER MARKET

found that after paying all expenses of transportation, brokerage fees, and duty amounting to about 29 cents a box, they realized $1.50 a box on one shipment and $2.00 a box on the other. These are better returns than the Florida grower usually realizes as Isle of Pines grapefruit is far superior in quality and flavor to any other grapefruit grown and when properly marketed brings the very highest prices.

PINEAPPLE CULTURE.

It has been demonstrated by settlers at McKinley that, in addition to growing the finest grapefruit that have ever been sold in American markets, the most delicious pineapples can also be grown. The only other locality that can compete with the Isle of Pines in the growing of pineapples is Hawaii, and because of the great distance from the States the Hawaiian pineapple cannot be shipped fresh, but has to be preserved, and reaches the American consumer in a tin can.

Our Isle of Pines pineapples are of the same variety as those grown in Hawaii, i. e., the Smooth Cayenne. These splendid pines are the largest ever introduced into American markets, weighing from 6 to 12 pounds each. They are packed 8 to 12 to the crate, while the largest commercial sizes from Florida, as listed in the produce bulletins, are packed 18 to 24 to the crate.

There is no comparison between the flavor of a Florida pine and one grown on the Island. Our fruit is so sweet that no sugar is needed to bring out its flavor, and the strong acid after taste, so noticeable in the Florida pines is almost entirely absent. They are so mellow that they may be cut in half and eaten with a spoon, as one would scoop out a melon. While the Florida pineapple is often dry and the fibre tough and woodlike, our

BUNGALOW ON THE CALLEJON RIVER, OWNED BY A DOCTOR FORMERLY OF WINNIPEG, CANADA

fruit is filled with juice and the core itself is edible.

METHODS OF CULTIVATION

Pineapples are planted in rows like cabbages and are propagated from shoots, or "suckers," as they are called, of which from four to eight develop yearly on each bearing plant.

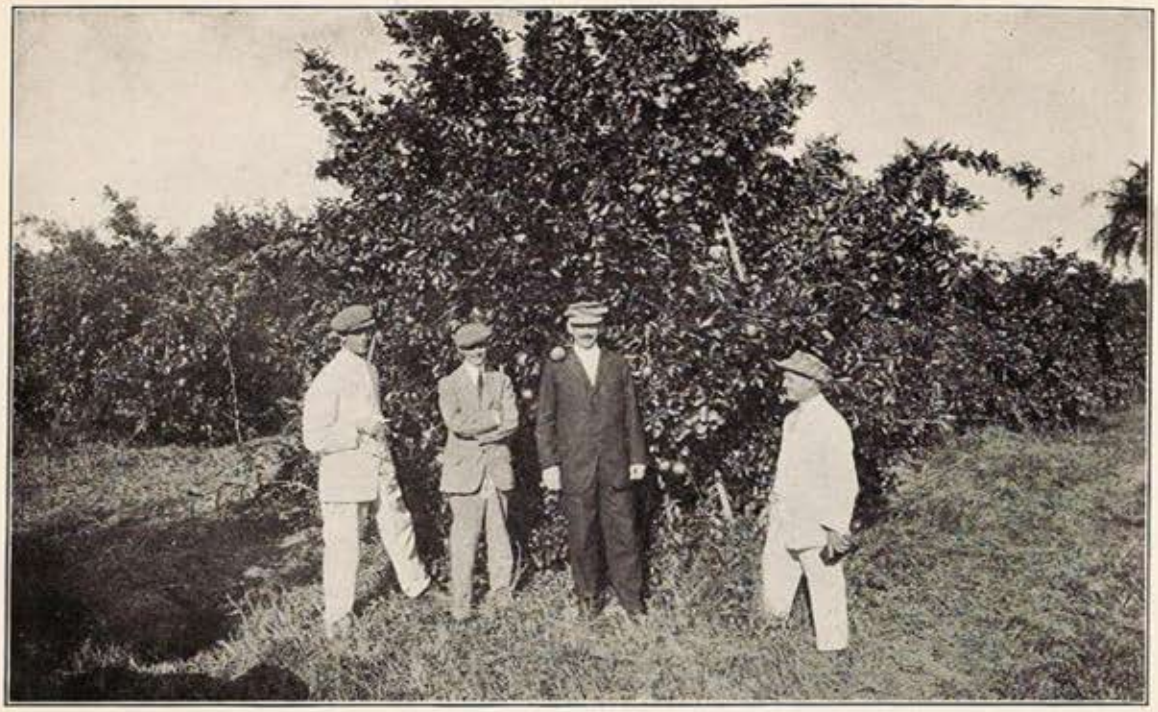
From 5,000 to 8,000 pineapples can be grown on an acre of land. Many growers utilize the spaces between the rows of their orange and grapefruit trees for pineapple culture, as pineapples thrive on the same kind of soil, and their cultivation not only does not retard the growth of the trees but seems to be of benefit to them. When grown between the rows of trees only 4,000 or 5,000 should be planted to the acre.

In the Isle of Pines pineapples fruit twelve months a year, so that by planting at the proper season it is possible to ship to the northern markets when they are obtainable from no other locality.

A pineapple plant will bear fruit at from 12 to 18 months after planting, and will live and continue to bear fruit for several seasons, meanwhile producing from 4 to 8 young plants yearly, which may be used to increase acreage or may be sold to other growers.

There are several varieties of pineapples which are grown in Florida and Cuba and which also do well on the Island, but by far the most profitable is the Smooth Cayenne, because of its unusual size and delicious flavor. The Red Spanish and Sugar Loaf are, however, grown to some extent.

Intelligent and careful cultivation of a pineapple patch will yield large returns



AN EIGHT-YEAR-OLD ISLE OF PINES GRAPEFRUIT GROVE

to the grower. The plants require only ordinary care and attention. They should be fertilized liberally to produce the largest and highest priced fruit, and at certain times it may be advisable to water them to stimulate their growth and hasten the fruiting period.

PROFITS FROM PINEAPPLES.

Smooth Cayenne pineapples sell in Santa Barbara at 10 cents to 25 cents each. In the northern markets they sell at 50 cents to $1.50 each retail and at $3.00 to $6.00 a crate wholesale. Counting eight to the crate the wholesale price would be about 50 cents apiece.

The cost of transportation, brokerage, etc., on a crate of pineapples from the Isle of Pines, laid down in New York, is 85 cents to $1.10. This leaves an excellent margin of profit for the grower.

That pineapples have been found exceedingly profitable by growers who have produced fancy fruit, turned out a first class pack, and marketed their product with intelligence, is an undisputed fact. A conservative grower estimates the profit from pineapples at $250 to $350 an acre, and it is well known that many growers have realized much larger profits, sometimes exceeding $1,000 an acre.

The pineapples shipped by the Kopf Nursery & Realty Co. have brought from $4 to $7 a crate wholesale and there have always been more standing orders for the Kopf brand than could be filled. They pack the fruit very carefully, selecting only the choicest, and attach their trade marked label to each one. The Kopfs have built a canning factory which they have equipped with the latest canning machinery, purchased in Baltimore, Md., and they will can pineapples for other growers as well as their own fruit.

A SANTA BARBARA HOME NEAR THE TOWN

It is fortunate that the small grower need not find a market for his fruit himself unless he wishes to. A number of men in the Colony make a business of buying in the field the fruit of small growers, paying cash for it, and then pick, pack and ship it and find a market for it. A good income can be realized by growing pines especially for the canning factory, planting them close together, using less fertilizer, and producing a smaller fruit which is better for canning purposes.

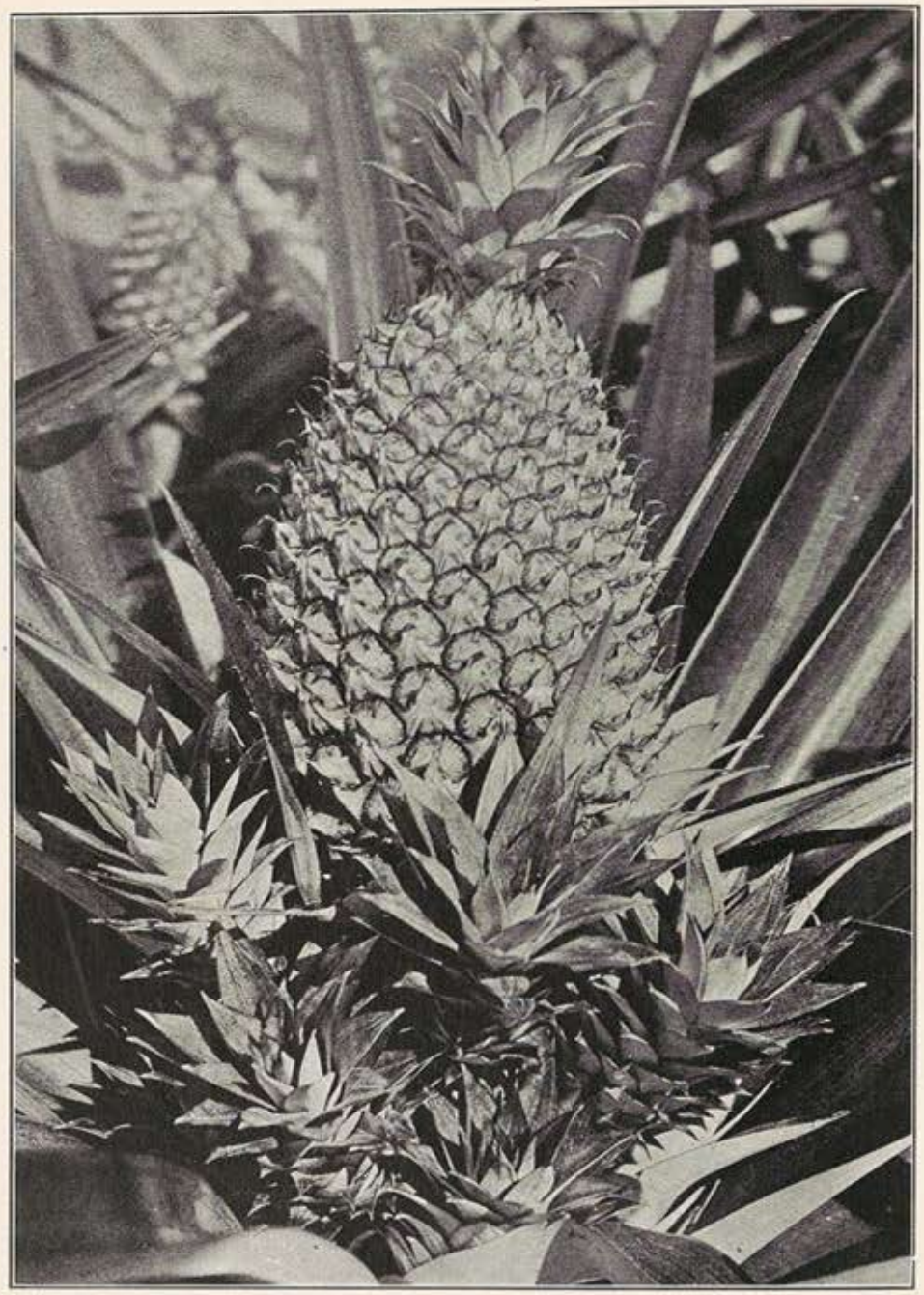
Commission men from the States have been attracted to the Island to investigate the pineapple situation and state that there is a good market for all the first-class fruit that can be grown and shipped. They are anxious to handle it and are willing to do their share toward pushing its sale. They believe it would never be possible to over supply the market, though every acre of land on the Island were planted in pineapples.

The *New Haven Register*, under date of November 15th, 1912, says: "Pineapples from the Isle of Pines are sold in New Haven by the pound, 15c per, and weigh from 9 to 12 lbs."

Mr. John B. Judson, a retail fruit dealer of New Haven, Conn., who has handled the fruit for several years, writes as follows:

"Replying to yours of even date, must say that the pineapples I received from you through your Mr. Kopf are selling readily at 75 cents and $1.00 each.

"Since I handled them last season I have had calls for them right along from those of my customers who used them at that time. They are giving excellent satisfaction, and are, without question, the finest pineapples I have ever handled; I shall be glad to do so whenever you can supply them."



A SMOOTH CAYENNE PINEAPPLE growing on the Kopf Realty & Nursery Co.'s plantation. The fruit will sell for from 25c to 50c. There are 7 slips growing at the base of the plant on the side shown in the picture and on the other side Mr. Kopf counted 7 more, making 14 in all. After the fruit has been cut off and sold, the plant will throw off 8 to 10 more slips. This is of course an exceptional plant, but Mr. Kopf states that a very conservative estimate of the average number of slips produced by a well cared for field is ten per plant.

BUNGALOW OF MESSRS. YOUNG BROTHERS AT MC KINLEY

PROFITS FROM VEGETABLES

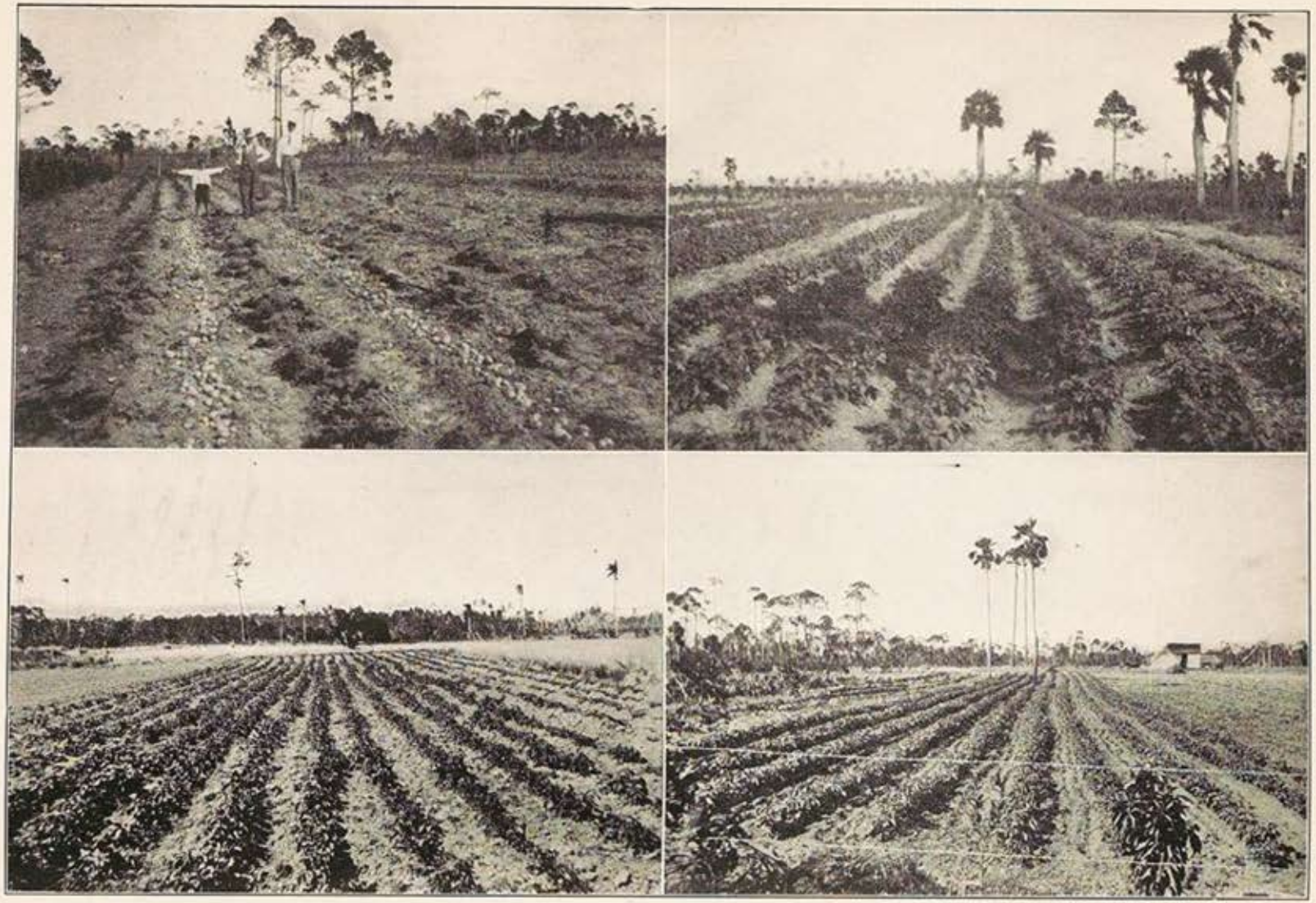
Many of those who wish to cast in their lot with the American settlers of Santa Barbara must of necessity depend upon quick-growing crops to bring them in a living before their groves come into bearing.

It may not be desirable even, to wait for pineapples to come into bearing before beginning to reap the rewards of your labors. And there is no reason why anyone willing to work should wait provided he begins operations on his land at the right season of the year.

Peppers, eggplant, okra, tomatoes, Irish potatoes and other vegetables are being grown in the colony for the northern winter markets and are sold at prices which give the grower profits of $200 to $700 an acre.

The *New York Packer*, the best known produce newspaper in the States, in reporting on crop conditions in the Isle of Pines in its issue of September 4th, 1912, makes the following statement:

"Isle of Pines, West Indies, Sept. 4.—There will be an increased output of grapefruit, oranges, limes, pineapples, peppers, eggplant, tomatoes and other fruits and vegetables from this new growing district this year compared with last, according to reliable parties who keep in close touch with conditions. The major portion of the output will go to the United States, shipped by boat to New York and other eastern seaboard markets and by boat to Key West and New Orleans, from where it will be distributed to northern and western markets by rail.



IRISH POTATO FIELDS IN SANTA BARBARA. AN EXCELLENT QUICK-MONEY CROP, AS IRISH POTATOES BRING GOOD PRICES IN HAVANA AND YIELD 150 TO 200 BUSHELS TO THE ACRE

ONE OF THE GRAPEFRUIT TREES IN THE GROVE OF MR. ALBERT B. YOUNG OF BUFFALO

"The acreage devoted to fruits and vegetables on the island is being increased each year. Some of the finest grapefruit and orange groves in the world are to be found here, the larger part of which are owned by Americans who have come here to make their home."

THE ISLAND'S SPECIALTIES

While other fruits than the grapefruit and pineapple, and other vegetables than the pepper, eggplant and Irish potato can be raised in the Isle of Pines at a good profit, our settlers at Santa Barbara are specializing on these products.

Reliable reports received from the Island recently state that there are upwards of 50,000 boxes of grapefruit being shipped from the colony yearly.

A recent table prepared by Mr. George Young, of Young Brothers, showed that there were upwards of 1,500 acres of citrus fruit trees planted in the Colony, and since then probably several hundred acres more have been set out. These trees vary in age from those that have been set out only a few months to those that are four to six years old and are bearing fruit.

Of course, there are other crops being grown by our settlers. There are Brinkerhoff's peach orchard, Young's limes, Mrs. Eager's grapes, Mr. Joe Pearcy's corn field, which produced 50 bushels an acre without any cultivation, Mr. Frank Wieand's watermelons, Mr. D. M. De Wolf's field of buckwheat and his pawpaw trees. There are many other crops being grown, including tobacco, bananas,

A MANGO TREE ON THE EDGE OF THE MESSRS. YOUNG BROTHERS' GROVE

cocoanuts, coffee, etc., which you will find enumerated on other pages of this publication.

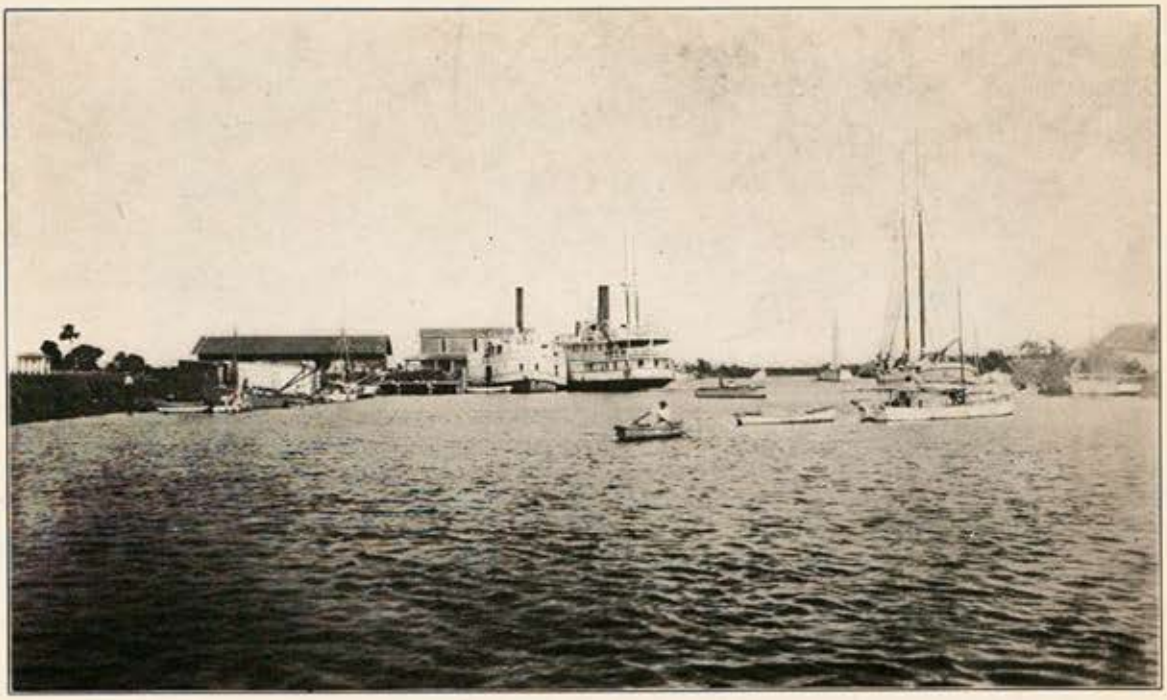
SANTA BARBARA A TRULY AMERICAN COLONY

The Isle of Pines Company was organized by Americans interested in the cultivation of citrus fruits and other tropical products in the Isle of Pines.

Our Purpose has been to systematize and stimulate the work of colonization and improvement already inaugurated by the numerous American population of the Island, and to engage in the buying, selling, improving, and cultivating of land in the Isle of Pines.

Knowing, as we do, the vast natural resources of the Isle of Pines, its agricultural, mineral and timber wealth, and familiar as we are with its beautiful scenery, healthful climate, and delightful situation, we have selected one of the finest tracts of land on the Island and have established thereon an **American Colony** in the midst of a region that will be famous for its orange and grapefruit groves, pineapple fields, and vegetable plantations—some already under cultivation and some now being planted—founded upon the broad business policy and liberal terms which only ample capital and experience could provide and execute.

The Individual Efforts of our own directors and others interested in the Isle of Pines have done a great deal toward transforming it from what it was ten years ago to what it is to-day, but there is room for much further development. While it is true that thousands of orange and grapefruit trees, standing in rows like regiments of sturdy soldiery, prove



NUEVA GERONA DOCK

that the **American** pioneer has been at work and while neatly painted houses with vine clad porches and **American** made wagons drawn by **American** bred mules and automobiles brought in by new settlers are taking the place of the native shack and ponderous ox-cart; yet, nevertheless, it must be remembered that the surface of the Island has barely been scratched, agriculturally speaking, and that the **American** settlers should not pause to rest until the Isle of Pines is shipping her **two million boxes** of oranges and grapefruit a year and other products in proportion, which she can **easily** do.

Furthermore, there are railroads, telegraph and telephone lines to be built, electric light and water works to be installed, valuable forests of hard wood and building timber to be felled, marble deposits of superior quality to be quarried; and finally schools, churches and public institutions to be founded for the good of ourselves and those who are to come after us.

A government wireless telegraph service now connects the island with Havana. Five schools under **American** teachers are located in the colonies. Church services are held regularly. There are good hotels, stores, two banks, several churches and two post-offices. A telephone has been chartered, as has also a railroad which will run through the heart of the **Santa Barbara Colony.**

Hence, we take this means of inviting those who may be looking for what our Island has to offer to investigate its opportunities. Contrast its soil, climate and location with any other locality on earth, and then let us tell you about our **Fertile Fruit and Vegetable Land,** and how, by purchasing some of it, and by developing it, you may secure an independence for life.

LEGATION OF THE UNITED STATES OF AMERICA,
HABANA, CUBA.

Subject:
ISLAND OF PINES,
Healthfulness and
Mineral Springs.

January 14, 1904.

Marc W. Comstock,

39 Erie Street,

Buffalo, N. Y.

Sir:

Replying to your favor of December 29th, I beg to say that the Island of Pines has a very good reputation for healthfulness, especially for sufferers from throat and lung affections. It is high and the climate is exceptionally mild and is swept by breezes from the Caribbean. The mineral springs are reputed to possess very good curative qualities, being especially good for stomach troubles.*** Personally I think enough of the healthfulness of the place to send my own family there; Mrs. Squiers and my daughter are now preparing for a two week's sojourn there.***

Very sincerely yours,

H. T. Squiers

TOBACCO FROM WHICH THE FINEST CIGARS ARE MADE. ISLE OF PINES TOBACCO BRINGS THE HIGHEST PRICE

WHAT PROMINENT AMERICANS THINK OF THE ISLE OF PINES

The McKinley Colonies, which the **Isle of Pines Company** is engaged in developing, are situated in the northwestern part of the fertile Isle of Pines, sixty miles south of the nearest sea-port of Cuba and only ninety miles from Havana, in a region of perpetual summer.

The Isle of Pines is surrounded by the waters of the Caribbean Sea and is swept by ocean breezes continuously. The northeast and southeast trade-winds which blow across the Island with an average velocity of seven and one-half miles an hour alternately throughout the year render the days and nights comfortable at all seasons.

Frost never blights the orange groves nor injures the early vegetables of the Isle of Pines, as so often happens in Florida, because the thermometer never falls below 49 degrees even in mid-winter.

General Nelson A. Miles was so charmed with the scenery and climate of the Isle of Pines that he exclaimed after visiting its hospitable shores:

"It is a new Eden!"

Hon. Herbert G. Squiers, former U. S. Minister to the Republic of Cuba, thought so highly of the climate of the Isle of Pines that he sent his wife and family there in summer from Havana to drink the waters of the famous magnesia springs, when resident in Cuba. **(See letter on opposite page.)**

C. Willard Hayes of the United States Geological Survey, says in the U. S. Government Report on the Isle of Pines:

"It is also destined to become an **important health resort,** and **all conditions** of **climate, vegetation** and **scenery** combine to render it **attractive** both to **in-**

A SANTA BARBARA FIELD OF PINEAPPLES

valids and **others** who wish to **escape** the **severe northern winters."**

In short, the reputation which the **Isle of Pines** has enjoyed among the Cubans as a health resort for a hundred years is borne out by the testimony of prominent **American** physicians and officials and residents of the Island, as will appear on the pages of this publication.

VALUE OF AN ACRE OF LAND IN THE ISLE OF PINES

Not only is the Isle of Pines attractive as a winter and health resort and permanent place of residence, but the adaptability of its soil gives it agricultural advantages which are fast making it famous as a field for the cultivation of **citrus fruits** and **early vegetables.**

Every acre of tillable land in the Isle of Pines is, in our opinion, worth $150, uncultivated, to-day. Cultivated (in grapefruit or oranges, for instance) it should be worth **$1,000** in full bearing.

These assertions seem broad but they are not the less **true.**

Every acre of good, citrus fruit land in the Isle of Pines will yield from **$300** to **$500** or more yearly. Call the average **$250** and you have **twenty-five per cent. profit on $1,000 valuation**—that is, of course, on the supposition that your land and planting **cost you $1,000** per acre, the actual cost being less than half that amount. California orange groves pay these returns and are sold at these prices in spite of their draw-backs which do not exist in the Isle of Pines.

Mr. Albert B. Young, one of the pioneer land owners at **McKinley,** who owns a flourishing young orange and grapefruit grove in the Colony, says:

"ALL THE COMFORTS OF HOME,"
IN THE MC KINLEY COLONIES.

THESE COZY AND COMFORTABLE INTERIORS SHOW THAT IT IS POSSIBLE TO BE AS THOROUGHLY "AT HOME"
IN THE MC KINLEY COLONIES AS ANYWHERE IN THE WORLD

VEGETABLE GARDEN AT SANTA BARBARA INN

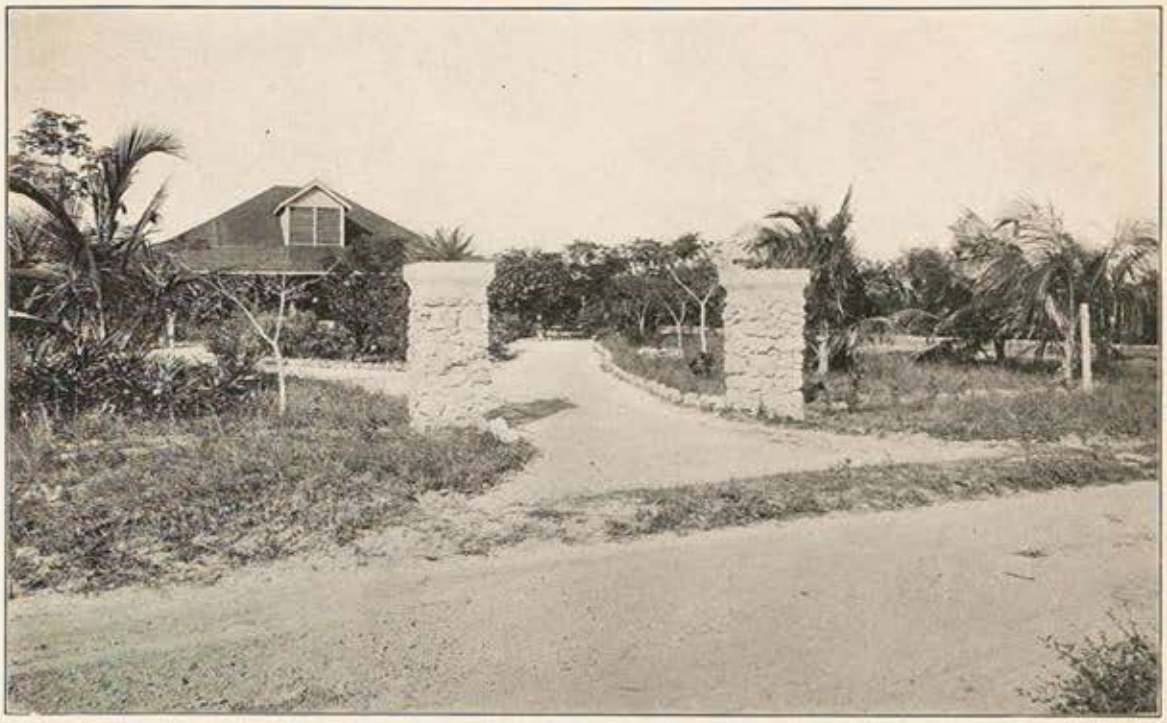
"I would not take $2,000 an acre for my grove at McKinley." Mr. Young's grove is eight years old at this writing. And there are other American residents of the Island who value their bearing groves at **more than this figure.**

PROXIMITY TO MARKETS.

The Isle of Pines is only 1,307 miles from New York, which is about as far as the distance from New York to St. Paul. There are two large fast passenger and freight steamers a week between New York and Havana, and express steamers from New Orleans. There are three steamers weekly between Port Tampa, Fla., and Havana. There is also a daily connection between Knight's Key and Havana, making the time from New York 52 hours. Therefore the great cities of New York, Boston, Philadelphia, Chicago, St. Louis, Buffalo, Cincinnati, Cleveland, Milwaukee, etc., are easily reached.

The United Fruit Company gives the Island direct freight and passenger service to New Orleans, and the Munson Line gives a direct freight service to Mobile.

Only sixty miles of water separates the Isle of Pines from Batabanó, Cuba. The new twin-screw passenger and freight steamer "Cristobal Colon" of the Isle of Pines Steamship Co., built at Wilmington, Delaware, especially for this service at a cost of $60,000, makes the trip to and from Cuba in a night's run and across a sea as smooth as Long Island Sound. From Batabanó a railway train completes the trip to Havana, crossing Cuba at a point where it is only forty miles wide. From Havana an express steamer will transport passengers and freight to New York in **three days.**



SILVER SPRING COTTAGE, SANTA BARBARA HEIGHTS

Thus the winter grown fruits and vegetables of the Isle of Pines can be shipped to the Northern markets by sea nearly all the way in a total of **four days,** and at a freight rate which Florida or California **cannot obtain,** as transportation by water is always **cheaper** than by rail.

Passengers who sail from New York on a fast steamer on a Saturday arrive in Havana on the following Wednesday morning, after a pleasant trip down the Atlantic coast, passing within sight of the Florida shores.

After spending the day in Havana sightseeing, the trip is resumed Wednesday night by rail to Batabanó, forty miles distant across the Island of Cuba.

Here the Cristobal Colon or the J. J. Campbell, also owned by the Isle of Pines S. S. Co., is waiting and the voyage over to the Isle of Pines is begun, the steamer passing in sight of the numerous islets or cays, as they are called, which dot the sea between Cuba and the Isle of Pines where passengers arrive in time for breakfast Thursday. This schedule is subject to variation. There is also a Thursday's sailing from New York via the Ward Line.

WHAT IT COSTS TO VISIT THE ISLE OF PINES

The regular rates of fare, which include three meals daily, berth in a stateroom and the usual allowance of baggage are:

New York to the Isle of Pines by Ward Line (pier at foot of Wall Street) to Havana, rail to Batabanó, and steamer to the Isle of Pines:

First Class—One way, $52.60; round trip, $105.20.

Intermediate—One way, $29.30; round trip, $58.60.

There are also steamers to Havana from Port Tampa and Knight's Key, Fla., and New Orleans, La.

THE ATTRACTIVE HOME OF A FORMER CONNECTICUT MAN

The rates of fare from Villaneuva Station, Havana, by rail to Batabanó and new fast steamer "**Cristobal Colon,**" to the Isle of Pines, which are **included in the above rates,** are as follows:

Havana to Batabanó, first class, $2.12; third class, $1.06. Batabanó to the Isle of Pines, first class, $5.25; third class, $3.25.

Additional information about rates, accommodations, etc., will be furnished upon application to the company or to any of our representatives. Sailings and rates are subject to change without notice and those intending to visit the Island should seek more complete particulars before starting.

ISLE OF PINES TOBACCO

At the close of the Spanish-American War, agriculture and commerce in Cuba were paralyzed. The population of the Island had been reduced by the relentless efforts which Weyler had made to exterminate the Cuban people—an end which he was only prevented from accomplishing by the great fertility of the soil and the final intervention of the United States.

In the Isle of Pines, however, a different condition prevailed because, being detached from the larger island and garrisoned by Spanish troops, it was spared from the scenes of destruction and slaughter which devastated the fields of Cuba. In proof of this immunity which the Isle of Pines enjoyed it may be said that the Henry Clay and Bock Cigar Company of Havana leased tobacco fields in the Isle of Pines and sent over their own workmen to cultivate them when the districts where tobacco is raised near Havana were laid waste by the contending forces.

A FOUR YEARS' OLD GRAPEFRUIT GROVE

550,000 Pounds of tobacco were raised in one season. The cigars manufactured from it were of the finest quality. Tobacco from this Island brings the highest market price.

Since the United States established the Provisional government under Gov. Magoon and prepared the way for the administration of President Gomez, the people of the Republic of Cuba are on their mettle, so to speak, and are endeavoring to prove to the world that they are capable of self-government. The United States Government has absolutely pledged itself to see that an orderly government is maintained, and there is to-day in the Isle of Pines as perfect security of life and property as in any part of the United States.

In the Isle of Pines, the absentee landlords, mostly the heirs of proud Spanish families, were quite willing to sell their broad acres over which the banner of Aragon and Castile no longer floated.

Ninety-nine Per Cent. of the agricultural, timber and mineral lands of the Isle of Pines have been bought and are owned by Americans.

About 4,000 **Americans** live in the Isle of Pines **permanently** at present though this population **is increasing steadily** as new settlers are constantly coming in. There are probably **5,000 other Americans** who own property there and who expect to move down to the island to live as soon as they can adjust their affairs at home.

Henry M. Flagler, the Standard Oil magnate, spent millions of dollars constructing his East Coast Railway 165 miles to Key West, 90 miles from Havana. Huge railroad car floats now take

SOME ISLE OF PINES VIEWS

LOOKING WEST FROM THE NUEVAS RIVER BRIDGE

AS AN EVIDENCE OF THE DIVERSITY OF CROPS THAT CAN BE RAISED IN THE ISLE OF PINES, THE ABOVE PHOTOGRAPH OF A WAGON LOAD OF HAY IS A STRIKING ILLUSTRATION

entire freight trains across the Florida Straits to Havana, a distance of ninety miles, without the necessity of breaking bulk on a single consignment of freight.

The thousands of **American** colonists and settlers now residing in the **Republic** have proved beyond question that it is "a white man's country," and are spreading the gospel of the new promised land among their friends at home.

SOIL AND PRODUCTS OF THE ISLE OF PINES

Four hundred years of Spanish misrule prevented the development of more than a small fraction of this beautiful Island and thousands of acres of virgin soil now await the thrifty and energetic **American** to make it the most productive spot in the world.

The area of the Isle of Pines is about 800 square miles, about two-thirds that of the State of Rhode Island. With a soil superior to that of Florida or California and blest with a healthful and even climate, it could easily support a population of **100,000 people.**

Nearly every tropical fruit that will grow anywhere can be raised here.

Southern California cannot equal the **Isle of Pines** with its **Grapefruit, Pineapples, Lemons, Limes, Bananas, Tamarinds, Pomegranates, Mangoes, Cocoanuts, Sapotes, Custard Apples, Mameys, Guavas** and **Rose Apples.**

The diversity of its crops is marvelous. **Sugar-cane, Tobacco, Coffee, Chocolate, Vanilla, Rice,** and **Yuca** (starch plant) grow luxuriantly.

The nut crops of the **Isle of Pines, including Almonds** and **Pecans,** bid fair to be very important.

Fortunes can be made growing early vegetables. **Potatoes** from this region can be dug 60 days from the time of planting. **All** early vegetables, including **Tomatoes, Cucumbers, Sweet** and **Irish Potatoes, Peas, Beans, Radishes, Onions, Turnips, Egg Plant, Corn, Lettuce, Cabbage, Asparagus, Okra,** etc.; also **Strawberries, Raspberries, Blackberries, Watermelons, Cantaloupes,** etc., can be grown in winter in the open air and should beat the Florida products to the New York markets by sixty days, bringing **fancy prices.**

HON. WILLIAM JENNINGS BRYAN AND MRS. BRYAN ON THE STEPS OF THE COUNTRY CLUB, ISLE OF PINES, FEBRUARY 11, 1913

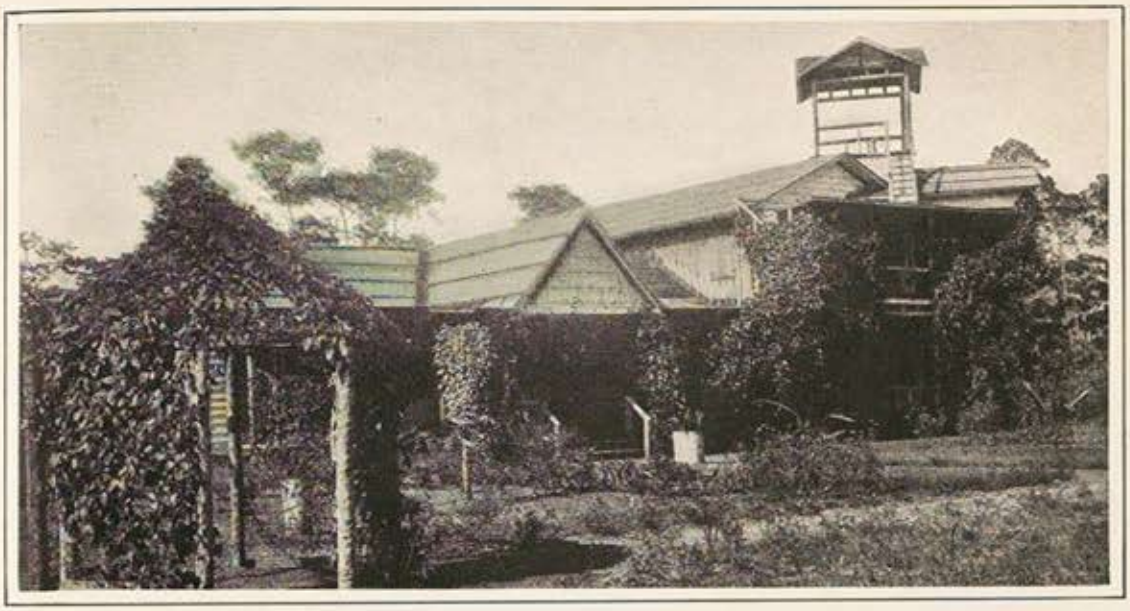
The **Isle of Pines** is a natural fruit and vegetable garden capable of immense and profitable development and in close proximity to the great markets of the United States where eighty millions of people are willing to buy all that the **Isle of Pines** can raise and pay the highest winter prices for its crops.

As a grazing and cattle country the fertile, well-watered plains of the Isle of Pines surpass Texas and Wyoming. The nutritious guinea grass which grows luxuriantly supports one head of cattle to the acre, while in Texas the buffalo grass supports but one steer on every three acres.

All cattle were killed during the war to supply beef for the troops in Cuba and restocking has therefore been necessary. Oxen formerly did all the heavy work. Now mules are largely used. There is a fine opportunity for raising mules, cattle and hogs in the **Isle of Pines.**

Before 1895 there were over **seven million** head of live stock in Cuba and the **Isle of Pines.** At the close of the war (1898) there were only 400,000. At present there are about **three and one-half millions.** There is room for **several million more.**

The **Isle of Pines** is a fine field for apiarists as **bees** can work both summer and winter. Bee culture and honey gathering are, therefore, a **very profitable** and **easy** way of making money. Many of the **American** settlers have apiaries and honey and wax are being exported to the United States. Grapefruit growing and bee-keeping are two industries which go hand in hand, as the orange blossoms with which the trees are covered when in flower will furnish enough honey to support many hives of bees. Ladies can easily pursue this business on a piece of land no larger than an ordinary city lot.



HOME OF AN ISLE OF PINES SETTLER

OUR CHEAP FREIGHT RATE AND FINE SHIPPING FACILITIES

The Isle of Pines enjoys as low a freight rate on the products it ships to the markets of the North as any Colony in Cuba.

Sir William Van Horne, President of the Cuba Company which has built the railroad through the Island of Cuba, is quoted as stating to a party of Americans, who, having settled on the road, called upon him for information, that the railroad will charge **twenty-five cents** freight per box on oranges shipped to the seaport of Nipe Bay, their nearest point of shipment to New York. The rate will be the same no matter how near the coast the oranges are raised.

Contrast this expensive freight rate with the cheap rate of **nine cents** a box on fruit and vegetables from the **Isle of Pines** by steamer (sixty miles) to Batabanó and forty miles across Cuba to Havana. There is, however, an additional wharfage charge of seven cents, which brings the rate up to sixteen cents.

From Havana to New York the freight rate is the same as it will be from any other point in Cuba, viz.: thirty-five cents a box for oranges, grapefruit, etc.

It costs $1.02⅓ to ship a box of oranges from **California** to New York, and 70 cents to ship a box by rail from Tampa, Florida.

Finally, it is now possible to make shipments direct by water to New Orleans and Mobile. Should it be deemed best to do so the **Americans** of the Isle of Pines can also put on a steamship service sailing direct from the Isle of Pines to New York, using steamers which can be chartered and need not be bought or built.

BEAUTIFUL SCENERY OF THE ISLAND

The rich, tropical foliage, the verdure-clad hills, and the clear, running streams of the Isle of Pines lend a charm to its scenery which is the delight of all beholders. Americans who have once visited it are loath to leave. Those who live

WOMAN'S ECONOMIC CLUB HOUSE

there spend whole days in the open air amid its health-giving pines. Rare and beautiful cactus plants, royal palms, star-palms, bottle palms and graceful palmettos abound, while the trees are covered with exquisite orchids and creepers.

Such is the balmy, breezy, **Isle of Pines**—a paradise of fruit, flowers, scenery, sunshine and wealth for all who seek.

MOUNTAINS AND RIVERS

The **Isle of Pines** is about thirty-four miles from north to south and forty-three miles from east to west, varying to lesser proportions.

There are three ranges of hills or small mountains running generally from north to south, though merging toward the interior. The principal mountain peaks of the Island, several more than 1,000 feet in height, are visible on clear days from the Island of Cuba, and seen from the sea, add an indescribable charm to the appearance of the "Isla de Pinos," which has been compared to "a great jewel pendant from the throat of Cuba, blazing in the tropic sun."

The United States Government Report says of the mountains of the **Isle of Pines:**

"The most remarkable summits are the Sierra de la Cañada, 1,600 feet high, with precipices 150 feet; Daguilla, 1,500 feet high, from the summit of which may be had a view of the entire Island; Sierra de Caballos, 1,074 feet high; Mount Casas, about two miles from the latter, composed of beautiful marbles of various colors, and Mount Cristales, of moderate height, its sides being covered abundantly with green rock crystals."

And again the Report says:

"The Sierra de los Cristales or Crystal Hill, an elevated summit about the center of the Island, twelve miles from Santa Fé, is reached over a good road

THERE IS EXCELLENT FISHING TO BE FOUND IN THE WATERS SURROUNDING THE ISLAND. THIS PICTURE SHOWS ONE DAY'S CATCH BY A SANTA BARBARA FISHING PARTY

through a wild but picturesque country alternating between **beautiful meadows** and **pine forests.** The sides of the hill are barren and rocky and without vegetation. From its summit may be seen Nueva Gerona, on the north, the Sierras Daguilla and de la Cañada screening the Cienaga on the east and west, and over intervening hills and valleys, **the blue ocean stretching toward the Spanish Main of old."**

Walks and Drives are numerous, there being a multitude of picturesque and beautiful localities to explore and bits of scenery to enjoy so peaceful in their wealth of tropic beauty and virgin loveliness that it would seem the eye of man had never rested on them before.

The surface of the Island is, for the most part, rolling, fertile, and well watered.

There are eighteen rivers, some of them navigable for four or five miles, in the **Isle of Pines,** beside numberless small streams and creeks. The waters of all are clear, sweet and good to drink except, of course, near the ocean, where they are salty. There is plenty of fresh water obtainable everywhere.

VALUABLE TIMBER AND MINERALS

Over Sixty Varieties of rare and valuable hard woods are found on the **Isle of Pines,** among them being **mahogany, ebony, rosewood, Spanish cedar,** from which cigar boxes are made, **sabicu,** taking a fine polish, and **jucaro,** said to be imperishable in water. There are millions of feet of **yellow pine** for building purposes and manufacturing orange, pineapple and vegetable boxes and crates. There are several saw mills already in operation in **Santa Barbara** and two of them are equipped for the manufacture of boxes and crates.

ONE OF THE GENERAL STORES AT SANTA BARBARA

The Minerals of the Island include vast deposits of fine marble—whole mountains of it, in fact—of various colors, running from purest white statuary marble to the blue veined and pink varieties used for building and interior finishing. The quarries were worked very profitably before the Spanish killed the industry, and in Havana several public and private buildings are pointed out wherein it is used. **Gold** and **silver** and **clay** (suitable for brick and tile making) are also found, though the two metals mentioned have not been discovered in paying quantities, while in caves in the mountains are large deposits of **guano** worth $30 a ton in the United States as fertilizer.

FISH, GAME, AND ANIMALS.

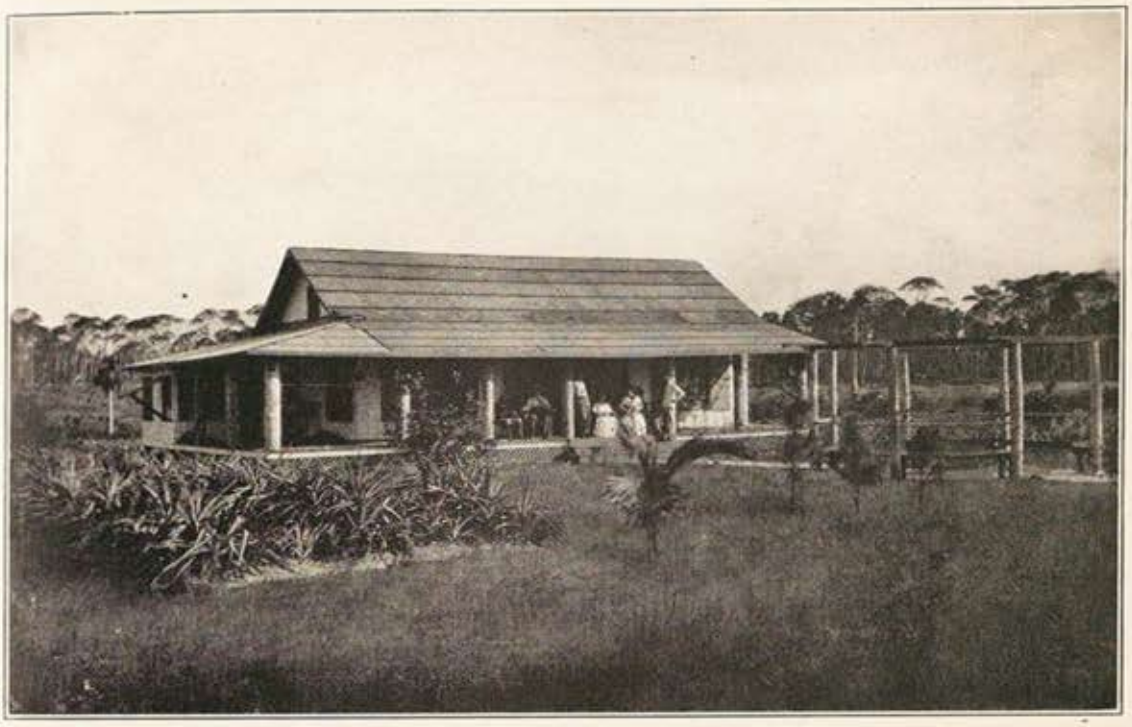
Seven Hundred Varieties of fish; also **crabs, oysters, lobsters and turtles** are found in the waters surrounding the **Isle of Pines.** The sea and rivers which empty into it are literally alive with them. **Sea-bass, red-snapper** and **pompano** are the choicest eating.

Parokeets, and beautiful **humming birds,** brilliant as winged jewels, **quail,** and **wild pigeons** are found in the woods, and **ducks** along the coast. Such game is plentiful as very few natives own guns owing to the license of $10 a year required of those who keep them.

There are positively **no poisonous snakes or insects** or **dangerous wild animals** on the Island. The largest four-footed animal found is the "hutia," about the size of a large squirrel. You can sleep in the open air in the woods or in a tent without the slightest danger from beast or reptiles. In this respect the **Isle of Pines** is very different from parts of Pennsylvania, Ohio, Arizona, Florida, etc., where poisonous snakes are found. Of course, to keep out flies, etc., your house should be screened just as it is here.

HEALTHFUL CLIMATE OF THE ISLE OF PINES

The United States Government Report (page 15) referring to the widespread



AN ATTRACTIVE BUNGALOW SCENE

reputation for health which the Isle of Pines enjoys, quotes the following: "The climate of Isle of Pines is among the **healthiest known. No yellow fever nor cholera,** which in former years decimated the population of Cuba **ever** made its appearance here. Although south of Cuba its temperature is **lower** on account of the **winds** which are **always blowing.** From all parts, from Cuba as well as from the **United States** the sick come to be **cured** by the **pure air** and **beneficial waters** of its **springs** and **creeks.**"

The residents of Santa Barbara have had ample opportunity to test the healthfulness of the climate of the Isle of Pines during the past eight years, and, as there have been **no cases** of bilious or malarial fevers or any contagious diseases among them, it is evident that the climate is all that has been claimed for it. On the other hand, several of our settlers have been **entirely cured** of chronic cases of rheumatism, asthma, neuralgia, and diseases of the throat. The water of our springs and creeks is drunk by our settlers with **absolute impunity** and with **the most beneficial results.**

As a permanent place of residence as well as a health and pleasure resort the Isle of Pines, owing to its climatic and scenic charms, is attracting wide attention.

Any person from a northern climate can live in the **Isle of Pines** in summer with as much comfort as in the State of New York, while the winter months are, of course, very much more comfortable than in a land of snow, sleet and blizzards.

The **Isle of Pines** enjoys one continuous summer, the variations in the temperature throughout the entire year being scarcely as great as often occur in a single day in many of the Northern States. It is rare indeed when the thermometer in summer on the Island registers over ninety and in winter the mercury never falls below forty-nine degrees.

No such thing as sunstroke or heat prostration is known and the climatic effect on Northern people, although engaged in outdoor occupations even in the

THE ATTRACTIVE LITTLE BUNGALOW OF A SANTA BARBARA RESIDENT

"rainy season" of the year, is not serious because there are no sudden weather changes. It is claimed that there has never been a case of yellow fever on the Island.

The soil being a loam (not a clay) with a slight mixture of sand, there is very little mud during the wettest time of the year, while all kinds of plows and other field or garden tools scour beautifully, rendering it a great pleasure to work the soil as compared with the soil of Cuba, where both the red and black lands are so muddy in the wet season, that tools will not scour, while in the dry season the earth is baked hard.

Dr. Hernandez, a well known Havana physician, says of the climate of the Isle of Pines:

"Thus does it happen that the evenness of the temperature during the year, the purity of the atmosphere, which is slightly embalmed with the odoriferous resin of the pine trees, the refreshing sea breezes which blow from every quarter, and other influences which we cannot clearly trace (but which are doubtless due to the nature of the soil) contribute very wonderfully to the speedy restoration of those suffering from various diseases—even of malignant form."

OUR MINERAL SPRINGS RIVAL SARATOGA'S

In addition to the salubrity of its climate and the charm of its scenery, which alone are enough to have made the Isle of Pines famous, the numerous mineral springs which abound in the Island have given it a wide reputation as a health resort among the wealthy Cuban families for many years. The curative properties of these mineral waters are certified to by physicians and officials, both American and Cuban.

The United States Report on the Isle of Pines says:

"It is claimed that the waters **rival Saratoga** in the United States."

The Beneficial Effects derived from the use of the mineral waters of the Isle of Pines are very marked in cases of pulmonary, rheumatic and throat dis-

RIDER'S BUNGALOW

SANTA BARBARA INN, LOCATED IN THE TOWN OF SANTA BARBARA. IT WAS BUILT BY THE ISLE OF PINES CO. AND EQUIPPED WITH BATHS, REFRIGERATING PLANT, ACETYLENE GAS AND ALL CONVENIENCES

eases as well as in stomach and liver troubles.

There are several mineral springs in the Island, the most popular being situated at Nueva Gerona, Santa Barbara (San Rosario), Santa Fé and Almacigos.

The waters of these springs are bottled and delivered to residents when desired, and are also shipped to Havana and sold. They are drunk by the American colonists and residents in the Isle of Pines who commend them highly. Nearly all wells on the Island (which are easily dug or driven) yield the best drinking water at from ten to twenty feet.

Some Remarkable Cures are recorded from the use of these waters. Samuel Hazard, a well known writer, testifies that he was cured in ten days of a case of bronchitis, which his physicians had been treating, by touching his throat at frequent intervals with caustic and salts of copper. He says he has never had a return of the complaint after his sojourn at the mineral springs of the **Isle of Pines.** The course of treatment which he took is the one usually prescribed, and consists of drinking four glasses of the waters daily and bathing night and morning.

The United States Government Report on the Isle of Pines (page 14) says of the mineral springs:

"A chemical analysis shows the waters to be impregnated with oxygen and carbonic acid gases, chloride of sodium, sulphate of lime, iron, magnesia, chloride of calcium, nitrate of lime, silex and extractic organic matter. Temperature of water eighty-two degrees."

Mr. T. J. Keenan, a publisher of Pittsburg, Pa., who purchased a large private estate on the Isle of Pines, regards the mineral waters of the Island so highly that he has built a private bath house finished in mahogany connected with a mineral spring on his property. The structure, together with the bathing pool, cost $3,000. It is built of brick, cement and marble and has a swimming pool, shower bath, etc.

IRRIGATION SYSTEM OF A CALIFORNIA ORANGE GROVE WHERE WATER COSTS $25 AN ACRE OR MORE A YEAR—NOT REQUIRED IN THE ISLE OF PINES

AS A WINTER AND HEALTH RESORT

The **Santa Barbara Inn** has been built on the Plaza of Santa Barbara by the Isle of Pines Company for the entertainment of **winter tourists** from the **States** and **summer visitors** from **Havana** who wish to enjoy the balmy, healthful climate and the wonderful medicinal mineral waters of the Isle of Pines.

This is the first hotel in the Isle of Pines equipped for the convenience of tourists, health and pleasure seekers. The lighting plant selected is the acetylene system, using a Colt generator to furnish one hundred lights. A refrigerating machine has been installed, which makes it possible to have fresh meats, eggs and milk constantly on hand.

The water supply for the baths, ice-plant, etc., will be pumped by a windmill to a big 6,000 gallon tank and from thence to bathrooms, lavatories and laundry.

There is a fine natural swimming pool in the Callejon River that tumbles and murmurs 270 feet from the front porch of the hotel and this will be equipped for the convenience of bathers.

The picture published elsewhere in these pages will give a general idea of the hotel and its surroundings which will accommodate the tourist trade.

The **Santa Barbara Inn** will aid in establishing the fame of the Isle of Pines as a winter and health resort on a permanent basis. Referring to the possibilities which the Isle of Pines affords in this connection, Mr. R. P. Risley says in an article in the *McKinley Herald* for May, 1906:

"For the great traveling public, the thousands of health and pleasure seekers who throng the big barn-like hotels of the Florida East Coast, exposed to the chilly blasts from the north in winter, who make the long and tedious overland journey to California in superheated Pullmans, who knock around the Caribbean and the Mediterranean in chartered boats

AFTER THE GREAT FLORIDA FREEZE OF 1894-5
THE SPEAR GROVE AT SANFORD, FLA. NOTE THE GROUND COVERED WITH FROZEN ORANGES FALLEN FROM THE DEAD TREES

on six weeks' cruises after the first of January every year, these, and the other thousands of plainer people who love blue sky and golden sunshine, also are going to take possession of this enchanted Island and make it the Riviera of America."

Accommodations for winter visitors are also afforded at several other hotels and private boarding-houses throughout the **McKinley Colonies.**

There are also good boarding houses throughout the colonies where one may secure board at from $6 a week up.

More complete and up-to-date information regarding hotel and boarding-house accommodations will be furnished upon application to the company or to any of our representatives.

A HOME IN THE ISLE OF PINES.

An opportunity like this comes but once in a lifetime.

Anyone can have a home in the Isle of Pines under our most liberal colonization plan.

The way is now open to you. It only remains for you to grasp the opportunity now offered.

All the comforts of civilization, all the luxuries, beauty and fruitfulness of the tropics can be had at your plantation. Anything that will grow in any frostless region on earth will grow there.

There are lots of neighbors, American settlers there already who will give you a hearty welcome.

The early settlers of Tennessee, Kentucky and the Western Reserve of Ohio had far more difficulties to surmount than you will have in the Isle of Pines.

The settlers who go to Canada and the West to-day are far less fortunate than you will be in the Isle of Pines.

You can live the year around practically in the open air.

No enormous coal bills.

No heavy overcoats or expensive clothing. No frosts, snows, sleet or blizzards.

A balmy, sunny, breezy climate. A life amid fruits and flowers. An easy, happy, contented existence.

A competency that knows no want.

AN AMPLE RAINFALL

The Seasons are designated by custom as wet and dry, though neither are remarkable for the qualities their names would indicate, floods and droughts being unusual. In summer, or from May to October, showers of brief duration are frequent, being followed by clearing skies as swiftly as they come up. Steady downpours, as in the north, lasting the whole day, seldom occur. From October to May these showers are less frequent,

COMPARATIVE TEMPERATURE TABLES

U. S. WEATHER BUREAU

Extract from

CLIMATOLOGICAL SUMMARY, DISTRICT NO. 2

Maximum and Minimum Temperatures, December, 1909

Florida Stations	December 30th		December 31st	
	Max.	Min.	Max.	Min.
Avon Park	53	28	57	28
Fort Myers	57	32	48	31
Jacksonville	39	19	50	27
Jupiter	51	30	59	32
Miami	64	33	63	36
Orlando	62	25	58	21
Tampa	44	27	54	26

Lowest temperature ever known in Isle of Pines was 49 degrees recorded December 26th, 1906.

ISLE OF PINES TEMPERATURES

Recorded by

GOVERNMENT SELF-REGISTERING THERMOMETERS

During the hottest month of the year

July	High	Low	July	High	Low
Saturday, 9th	88	73	16th	86	73
Sunday, 10th	90	75	17th	91	73
Monday, 11th	86	75	18th	90	72
Tuesday, 12th	86	73	19th	90	72
Wednesday, 13th	84	73	20th	91	73
Thursday, 14th	86	73	21st	90	72
Friday, 15th	90	77	22nd	95	73

During this period the temperature in Ohio, New York, New England and many other places in the States was running up to 100° and more, which caused many prostrations and deaths,—things unknown in the Isle of Pines.

FROST PROTECTION IN FLORIDA
EACH TREE COVERED WITH A BOARD SHED 7 FEET HIGH, ILLUSTRATING THE DIFFICULTIES AGAINST WHICH THE FLORIDA GROWER CONTENDS

though there is rarely a fortnight when no rain falls.

In December, 1902, for instance, a retired physician, formerly of Hartford, Conn., but now a resident and planter of the Isle of Pines, recorded the following meteorological conditions: Three rainy days, twenty-five clear days, and three cloudy days.

The average rainfall for the entire year is the same as the average in a Northern State, viz., fifty to fifty-five inches.

In June, 1903, during the height of the so-called "rainy season," there were recorded only sixteen rainy days, the precipitation occurring mostly between 12 noon and 3 p. m. The nights are almost always clear and the heavens radiant with stars.

Artificial irrigation is entirely unnecessary for citrus culture as the rainfall is ample and evenly enough distributed.

A SAFE GOVERNMENT AND A LAW-ABIDING PEOPLE

The Isle of Pines is governed as a part of the Cuban Republic. It is pleasant to remark, in this connection, that during the so-called "revolution" in Cuba, which resulted in the resignation of President Palma, there was no disturbance of any kind whatsoever in the Isle of Pines, and, as the settlers at **McKinley** stated in letters published in the *McKinley Herald* for October, 1906, they knew nothing about the trouble in Cuba except from the often absurd and sensational reports in American papers. However, all that is ancient history **now** and the **United States** has shown, by landing troops in Cuba and administering the affairs of the Republic for over two years, that **our Government** will not stand any foolishness in future from disappointed Cuban office-seekers.

The Natives of the Isle of Pines are kindly disposed toward Americans and are considered honest in their dealings. While not remarkably industrious, because they don't have to work hard, they are not so lazy nor so much given to holiday making as are the people of many Spanish-American countries. Their agricultural methods in the past have been of a very crude and primitive character, but they learn quickly and prove good farm laborers under proper supervision.

Wages of farm laborers are $1.25 to $1.75 a day, and such labor is plentiful.

The American Population of the Isle of Pines, which is a typical American colony, is much **larger** in proportion than that of Cuba, being **ten times** as great, and is **constantly increasing. The native population does not exceed 1,500.**

Crime and drunkenness, even ordinary petty thieving, are practically unknown in the Isle of Pines. Houses are left

INTERIOR OF THE ISLE OF PINES BANK

open and unprotected day and night, and the local police, or rural guards as they are called, have little to do beside ordinary patrol duty.

The Messrs. Young, of McKinley, went away on a three-days' visit on one occasion leaving the table set on their back porch and when they returned not even a spoon was missing and not a thing had been disturbed.

WHY OUR TAXES ARE LOW

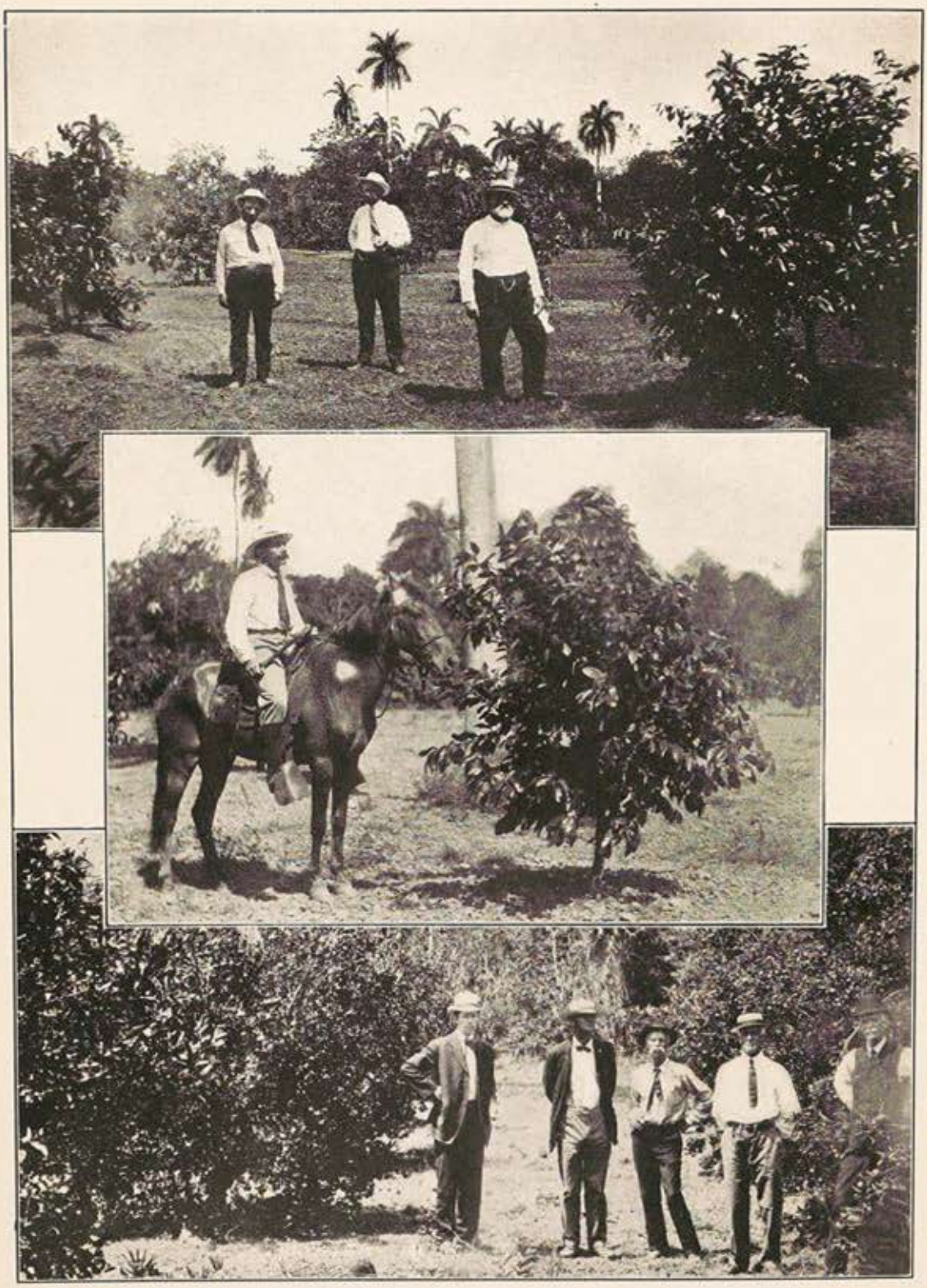
Taxes on real estate or personal property are much lower in the Republic of Cuba than in the United States. Uncultivated lands are taxed very little, not more than a few hundred dollars on estates aggregating thousands of acres. Cultivated lands pay a very low rate of tax based upon the value of their crops in the Republic.

THE McKINLEY COLONIES

The Original McKinley Colony was founded about January 1, 1905, and consists of a tract of 5,200 acres of land lying between the Del Medio and Nuevas Rivers and extending south a distance of about five miles from the junction of these streams.

This acreage was part of the great estate of Santa Barbara de las Nuevas, which had been purchased by the Isle of Pines Company.

Santa Barbara (then called West McKinley) was thrown open for allotment in September, 1907, being subdivided and laid out on the ten-acre-tract plan, which had proved so successful and attractive to the average investor in the sale of the lands of McKinley and East McKinley. A large part of the Santa Barbara tract first surveyed, comprising some 10,000



THESE ARE ALL ISLE OF PINES SCENES

PRETTY COTTAGE OF MRS. L. A. STODDARD

acres, was sold during the year 1908, and an additional survey was completed in the fall of 1908, which added 10,000 acres to the Santa Barbara tract, giving the McKinley Colonies a total area of nearly 30,000 acres. Having practically completed the sale of acreage in the first two allotments of Santa Barbara, known as Allotments A and B, which include tracts 1 to 1933, inclusive (see our large colony map), Allotment C was thrown open in the Spring of 1910. Allotment "D," or the Westport Section, was opened for sale in October, 1911.

At the present time Allotment D has been nearly sold out, and over 4,000 people have purchased land in the several McKinley Colonies, these owners being scattered all over the United States, the larger number of them being residents of New England and the Middle States and the Lake Region, though Utah, California and other points in the Far West are also represented.

The Estate La Cisterna, comprising about 7,000 acres and located in about the centre of the Isle of Pines, is the last subdivision of the McKinley Colonies to be opened up. It is the highest agricultural land on the Isle of Pines, being from 250 to 300 feet above sea level. It is watered by three small rivers and is gently rolling in character. The soil is a sandy loam with some gravel, having traces of iron especially desirable for citrus fruits. It adjoins Santa Barbara Heights, which is one of the most progressive parts of Santa Barbara.

Settlers are going down to the colonies by nearly every steamer, and while not all of those who have purchased are prepared to take possession of their properties at the present time, by far the larger proportion of them look forward to an early removal to the colonies and to the development of their tracts.

THOUSANDS OF TREES PLANTED

Miles of roads have been constructed in our colonies, and several hundred houses have been built throughout the colonies by settlers. It is estimated that there are under development at the present time between 3,000 and 4,000 acres

CASAS RIVER SCENE

of land, which acreage is being constantly increased by the work of new comers.

The town of Santa Barbara is building up rapidly and the developments being made on the land surrounding it, the groves that have been planted and the houses that have been built, make this one of the chief business centres of the Island and it is the most important American town. This active development extends also far south to Santa Barbara Heights and La Cisterna and west to Westport and the dock on Pine Bay.

SCHOOL AND OTHER FACILITIES

In the original McKinley Colony are to be found several hotels and boarding-houses, a blacksmith shop, three general stores, post-office, laundry, etc., and a school taught by an American teacher who has adopted the New York State Syllabus.

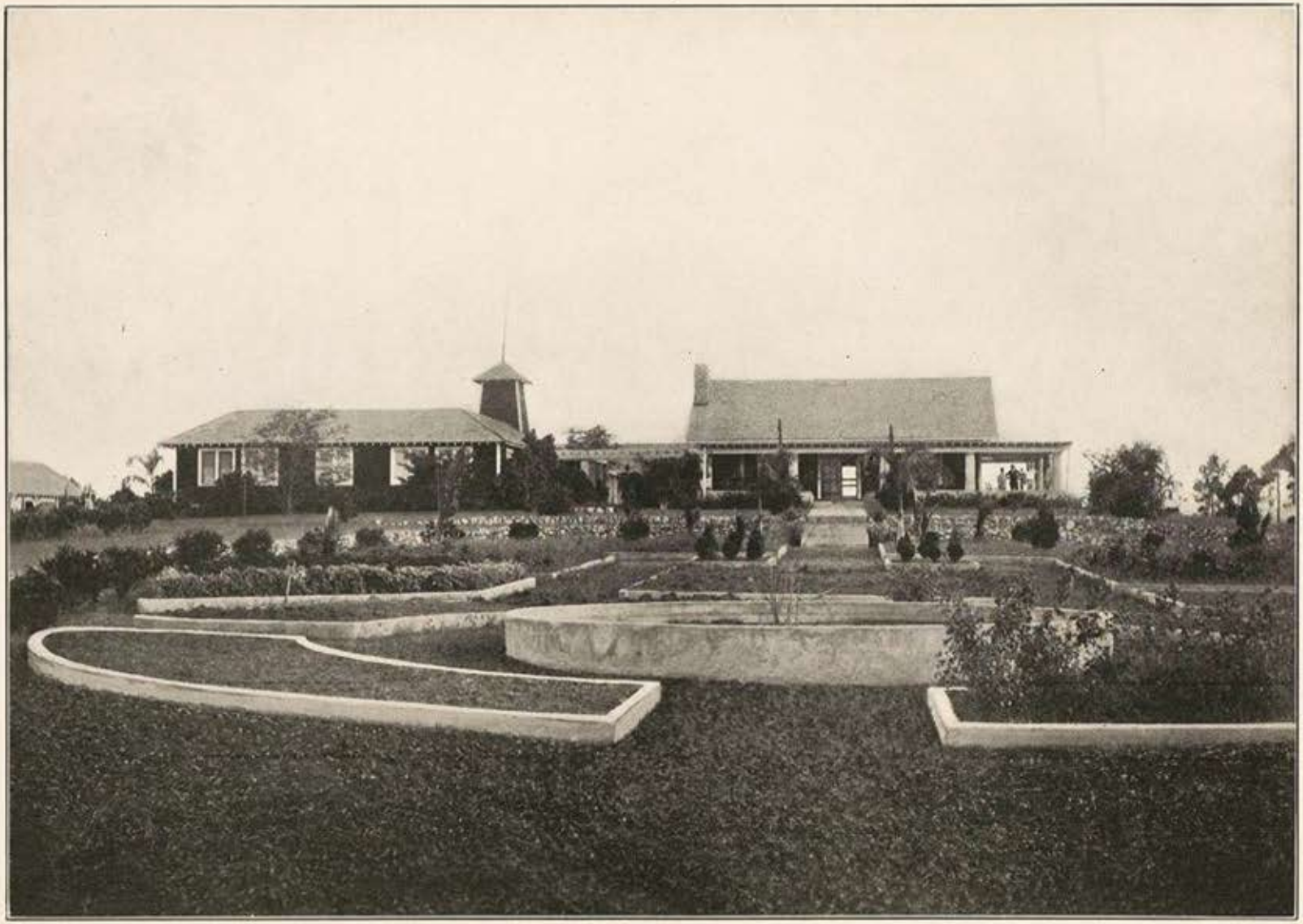
A Town Hall has been built on the Plaza of the townsite as a place of meeting for the settlers and religious services are held regularly in McKinley and Santa Barbara. The Catholic, Episcopal and Methodist churches are represented, and church buildings have been completed.

At Santa Barbara are located the Santa Barbara Inn, two banks, two school houses, about fifteen general stores and places of business, the Isle of Pines Co.'s office building, Methodist, Episcopal, Lutheran, and Catholic churches, post-office, meat market, the Women's Club House, and the Athletic Club, several restaurants, a fine garage, etc., and the bungalows of quite a number of residents.

SOCIAL ADVANTAGES

The settlers of Santa Barbara are distinguished for the courtesy and kindly consideration which they show to strangers and new comers. Both are heartily welcome throughout the colonies and the homes of all are open to them. Much good advice and many valuable suggestions are to be had for the asking, and new arrivals are made to feel at home as soon as they locate in the colonies. Social gatherings are of frequent occurrence, and no second invitation is needed to bring out a large attendance at any of the many affairs that serve to diversify the daily life of the colonies.

The **Fruit Growers' Association** is the leading organization among the settlers



COUNTRY CLUB IN THE ISLE OF PINES

THE CALLEJON RIVER BRIDGE LOOKING EAST, LOCATED BETWEEN TRACTS 408 AND 435

and its meetings are interesting, instructive, and well attended. Its officers, directors and members are among the representative citizens of the colonies.

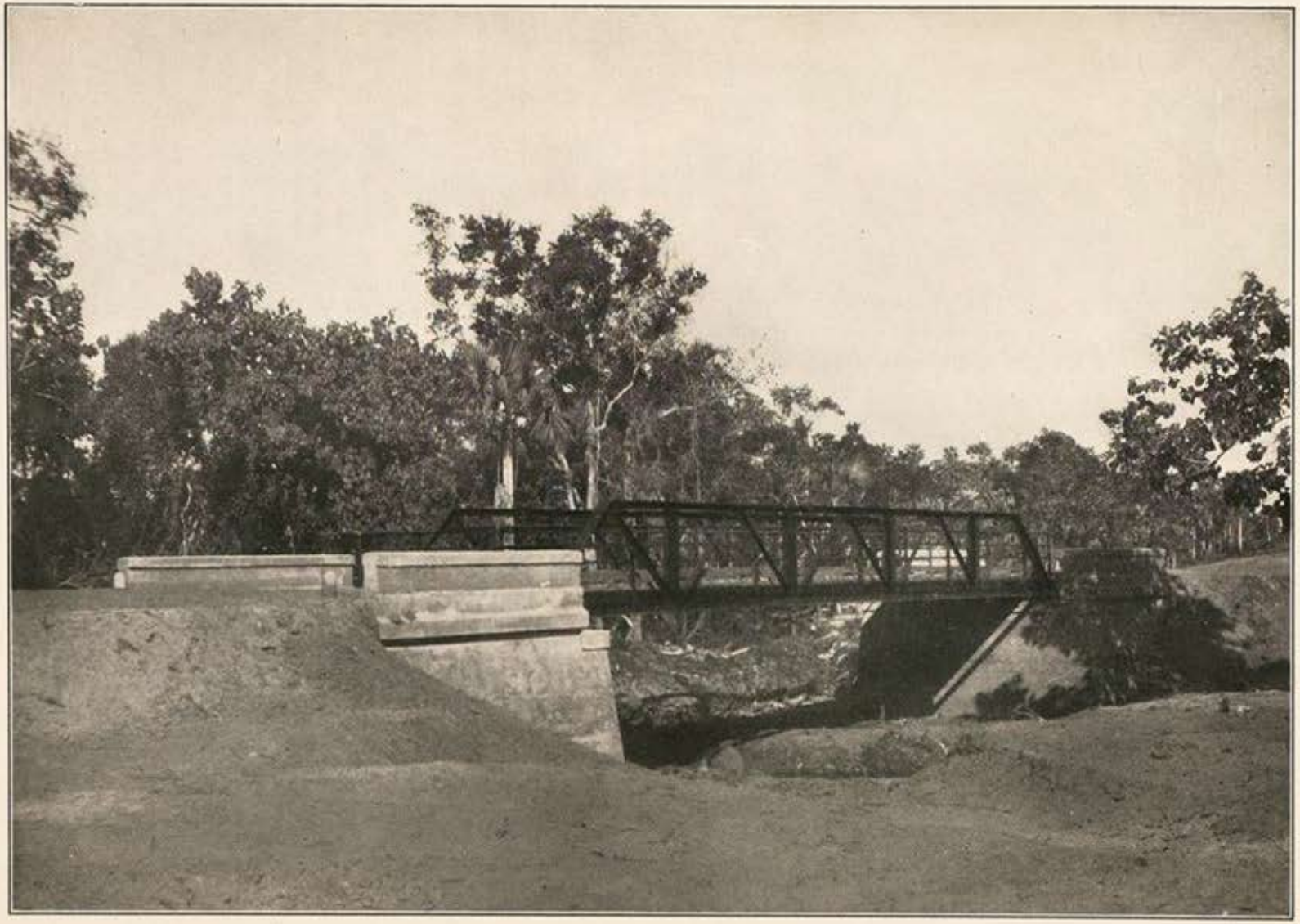
The **Carnation Club** and **Woman's Economic Club** are organizations composed of the ladies of the McKinley Colonies, which meet frequently at the Club House and the homes of its various members. These clubs are largely responsible for shaping the educational thought of the community, and in furthering the organization of the present schools and for promoting everything that tends to cultivate the intellectual life of the colonies.

Dances are frequently held at the Club House at which guests are entertained from all parts of the Island, for the hospitality of Santa Barbara is known far and wide.

There is also a Chamber of Commerce and an Athletic Association, which satisfies the craving of the American for baseball.

ROADS AND BRIDGES

In the construction of roads and bridges, the enterprising spirit of the McKinley colonies and the company's interest in their development has been exemplified most strikingly. This willingness to coöperate in making public improvements attracted the attention of the American Administration in Havana. In carrying out a well-defined policy to expend the revenues of the Cuban Republic for the lasting and material benefit of the country itself, the Administration made an appropriation of about $146,000 for road and bridge building, etc., in the Isle of Pines. Of this sum over $73,000 was spent in constructing the "Calzada" or macadamized highway, sixty-six feet wide and nearly seven miles in length from the townsite of McKinley to Nueva Gerona, and the Isle of Pines Company has built a splendid road connecting with it to Santa Barbara. This superb boulevard built on the most approved methods of road construction known to American



NEW $8,000 STEEL BRIDGE OVER THE DEL MEDIO RIVER BETWEEN TRACTS 151 AND 155, EAST MC KINLEY, AND 104 AND 110, MC KINLEY, BUILT BY THE AMERICAN ADMINISTRATION

GOOD ROADS RANK FIRST IN IMPORTANCE

engineering crosses the Del Medio River between East McKinley and the original McKinley Colony on an $8,000 steel bridge resting on concrete abutments which is in character with the permanent construction of the entire highway. Arroyos or creeks are crossed in its course by concrete culverts. At Nueva Gerona the road connects with a similarly constructed highway running into the interior of the Island, and it is probable that the entire Island will be encircled with extensions of the road system now inaugurated so that it will be possible to make the trip around the Island by automobile, covering all points of interest.

The Isle of Pines Company has expended thousands of dollars on bridge and road construction. Several fine bridges have been constructed over the rivers, and many concrete culverts have been put over the smaller streams. The larger bridges are being built with cement abutments so that they will be permanent.

The large map of the **McKinley Colonies** indicates the roads and boundary lines. The unit of subdivision is the ten-acre tract, and all tracts are numbered and front on forty feet right of ways. When tracts are more or less than ten acres the exact area is indicated. As surveyed, all tracts run to the middle of the right of way. The double lines indicate the right of way of the roads; the single lines boundaries only.

The Isle of Pines Company has opened up the main roads in the Santa Barbara Colony and will continue to add to the system as new territory is opened up by settlement. Each settler, however, is expected to coöperate in road building. Where a tract is cleared it will be a simple matter and comparatively inexpensive to clear to the center of the right of way. Thus by the coöperation of each landowner and by the assistance of the company which maintains a road gang and is spending thousands of dollars on new roads and bridges, all the right of ways shown on the Colony map may be opened up.

As the Isle of Pines Company has constructed about one hundred miles of fine roads at its own expense, landowners are required to keep them in repair. Accordingly the owner of each ten-acre tract is called upon to pay $2.50 yearly for this

THE PRETTY COTTAGE OF ONE OF OUR EARLIEST SETTLERS

purpose and also to provide a fund to pay the salaries of American teachers in the American schools. Half of the amount collected is to be used in maintaining roads and the balance is to go to the school fund.

WHAT FORMER PRESIDENT ROOSEVELT SAYS

In the subdivision and sale of this immense acreage the founders of the McKinley Colonies have kept constantly in mind the results which under intelligent supervision have been obtained by intensive cultivation. They have made their unit of subdivision the ten-acre tract upon the theory that a region possessing a soil like that of the Isle of Pines and an ample but not excessive rainfall which makes artificial irrigation for citrus trees unnecessary, and a climate which insures the grower of oranges and grapefruit immunity from frost, possesses all the advantages, but none of the drawbacks of those sections of the United States which require artificial irrigation and of which President Roosevelt in a letter read before the Fourteenth National Irrigation Congress, held in Boise, Idaho, September 30, 1906, said:

"Even five acres is enough to support a family and keep it busy."

In striking exemplification of the accuracy of President Roosevelt's statement, it may be said that at McKinley a New Hampshire man has set out 190 distinct varieties of tropical fruits and plants on a single acre, and it has been the experience of the settlers, resident in the Colonies, that ten acres are not only sufficient to give employment to their owner and to the other members of his family, but, under intelligent and successful cultivation, can be made to support them in comfort. The whole theory of intensive cultivation as practiced by the market gardeners of Belgium and France is the production of a large yield from a limited area, which means the economic cultivation of the soil, the conservation and renewal of the plant food that it contains and its constant and active manipulation.

POULTRY RUN OF A MC KINLEY COLONIST

A TYPICAL AMERICAN COLONY

The settlers of the McKinley Colonies are typical Americans and in their social and business life are modifying their tropical environment to conform with the ideas of the American farmer, fruit grower, mechanic and business man. The task to which they have in reality set themselves is to rear upon the passing though yet virile civilization of the Spaniard, the progressive and dominant social order of their own sturdy race.

Thus it may be said of the McKinley Colonies that they are the outposts of the Anglo-Saxon conquest of the hither tropics, a conquest none the less sure though it be peaceful, which is destined to spread throughout the Caribbean littoral from the Straits of Florida to the Panama Canal, until the problems involved, Order, Education and Prosperity have been solved forever.

FOR COLONISTS AND SETTLERS

Stop Working for other people. Join us and become an independent citizen of this sturdy American Colony in the **Isle of Pines.** You can take possession of your property **at once** and be working for yourself instead of toiling for a mere existence day in and day out.

This is no gambling speculation. There is no oil well to go dry, no gold vein to prove worthless about it. It's better than any Klondike. Only one out of a thousand strikes it rich there, while **999** out of every **1,000 can succeed** at **Santa Barbara, Isle of Pines,** and if that one doesn't, it's his own fault. Nature has done her part lavishly, it only remains for you to do yours.

We believe it is the duty of every man and woman to own some real estate. An investment in **Santa Barbara, Isle of Pines,** will be a blessing for the younger members of the family—the children. It will give them a start in life that may be their fortune. Many great fortunes of this country have been based on real estate. **It is the safest investment known.**

BUNGALOW OF DR. BULLARD OF SANTA BARBARA HEIGHTS

EXPERT ADVICE AND LABOR SUPPLY

The Fruit Growers' Association will advise Colonists and Settlers as to the best methods of planting their fruit trees, vegetables, etc., and of caring for them thereafter. This advice is given free and will prove of great assistance to the Colonists who are inexperienced in tropical agriculture.

EXCHANGE OF LAND

Pick out your plantation tract to-day while you still have a choice of the best locations.

Read our guarantees as to quality of land, fertility, etc., but remember that if you select your property **now** and are not **satisfied** with it when you see it, we will cheerfully exchange it for another tract. The only conditions are that unsold land of equal price and equal area must be selected and the exchange must be made before deed has been issued or within one year thereafter, the purchaser paying the cost of transfer in that event. We want everybody satisfied with land allotted.

HOW YOU CAN MAKE MONEY AT McKINLEY

One must not expect to make a fortune in a day in the **Isle of Pines.** Fortunes don't come that way. If you are willing to work half as hard there, as you do in the States, you can make money faster than you ever could in this country. It is a land of **opportunities,**—an El Dorado for a young man, a haven of refuge for an old one with the necessary capital to start with.

But the Isle of Pines is no place for a man who is unwilling to work himself or who has not capital to employ labor to do the work for him. It is a pioneer country and there is work to be done. The drone will not thrive there any more than he will at home in the north. Life can be sustained with less effort than in a northern climate, as Nature has done her part lavishly, but in order to realize $300 to $1,000 an acre from oranges, grapefruit and winter vegetables the work of planting and cultivating must be carried on with energy and intelligence.

THE OFFICE BUILDING OF THE ISLE OF PINES COMPANY, LOCATED AT SANTA BARBARA

VEGETABLE GROWING

Truck farming or vegetable growing is destined to become one of the most profitable industries in the McKinley Colonies. American settlers at McKinley have already demonstrated that the finest strawberries, tomatoes, peppers, cabbage, okra, melons, beans, peas, lettuce, potatoes, etc., can be grown in the Isle of Pines during the winter months when they bring the highest prices in the markets of the north.

Everyone familiar with the vegetable market quotations of New York, Philadelphia, Chicago, St. Louis and other northern cities, knows that Cuban and Florida products sell at fancy prices in midwinter.

In the Isle of Pines three crops a year can be grown. Of course, the truck farmer on the Island must not expect to compete with the vegetable grower at the north during the summer months, when prices are low, but during December, January, February, March and April all the vegetables he can raise and ship to the north will sell at high prices and will yield him a net profit of from $200 to $500 an acre or more. By planting a part of his land in winter vegetables the man with limited capital who cannot wait four years to secure an income from his orange and grapefruit trees can realize a handsome profit within the first twelve months. There is also a local market for all products that can be raised. Cuba is at our very doors and without going off the Isle of Pines all fruits and vegetables can be sold to the Canning Company at good prices.

While there is a plentiful rainfall in the Isle of Pines of 52 inches a year, about the same as that of New York, Pennsylvania or Ohio, which is sufficient for citrus fruit trees, it may be necessary to water vegetables just as it is on Long Island, Florida, Georgia, or any locality where vegetables are grown. This can be done at small expense as water can be found anywhere in the Island by digging a well and windmills or rams can be used to pump it as required.

During the summer months vegetables have to be protected from the direct rays of the sun, but as the Isle of Pines grower will not find a market for summer

INTERIOR OF A CEMENT BUNGALOW IN THE SAN ROSARIO SPRINGS SECTION

vegetables except on the Island it will be found an easy matter to thatch over a small patch for table use and for sale to local customers.

FOR WINTER VISITORS

Even if you don't want to go to the Island to engage in fruit or vegetable growing, you would, no doubt, like to go down for two or three months in winter.

The Scenery, climate and surroundings are charming and as a winter and health resort it **far surpasses** Florida or California. Thousands of Americans visit this region every winter and it is fast becoming the Riviera of America.

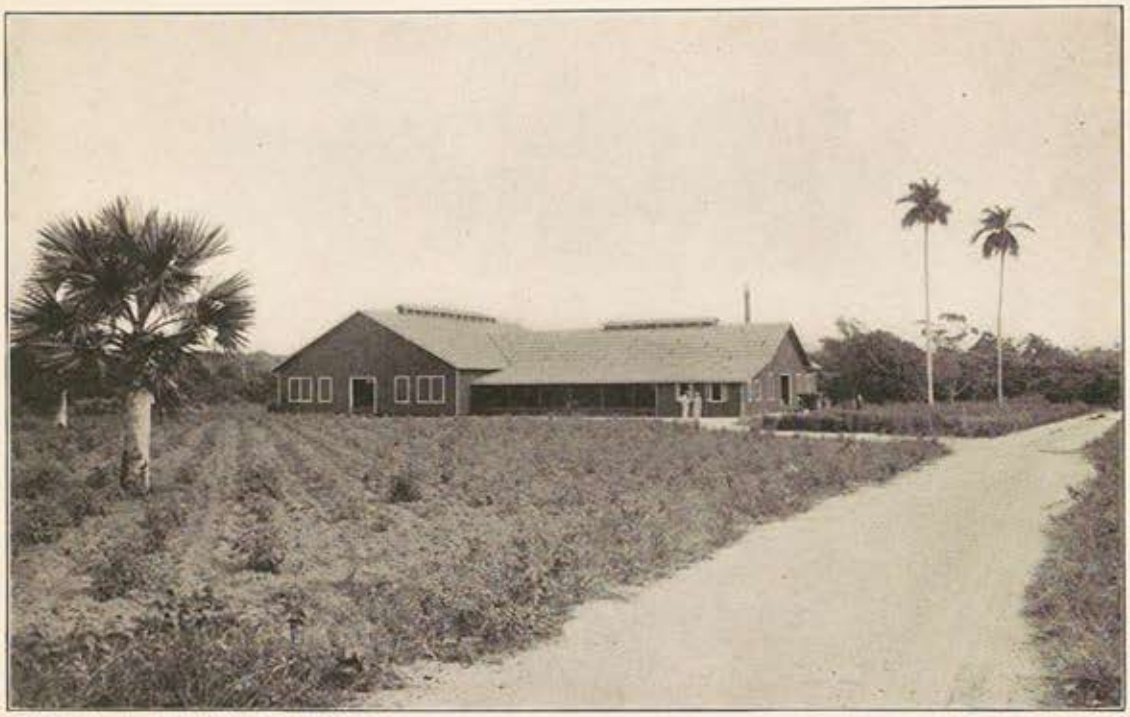
When Snows, sleet and blizzards hold this country in their icy grip, Santa Barbara, with its orange blossoms, birds, flowers, sunshine and blue sky is a picture of summer, a paradise for those seeking to escape coughs, colds, bronchitis, pneumonia, catarrh, consumption, and rheumatism, which are so prevalent here.

Living is Cheap, as is attested by the fact that table board can be secured at private boarding-houses at from $5.50 to $7.00 a week. You can occupy your own lot in the town of Santa Barbara, or your plantation tract, and you can make your stay **profitable** as well as **pleasant** by starting your grove of orange or grapefruit trees which you could arrange to have cultivated by settlers in the colonies.

CULTIVATION OF LANDS FOR NON-RESIDENT OWNERS

There are many settlers in **Santa Barbara** who are prepared to make contracts for the purpose of cultivating the lands of those who cannot go to the Isle of Pines to live or to plant their orange or grapefruit groves themselves, and for taking care of such properties in the absence of the owners.

The Advantages Afforded by this system enable those who could not take the time from their business or professional duties, to acquire their lands and pay for them while the work thereon progresses. It is also possible for those of moderate means to own an orange and



KOPF CANNING FACTORY

grapefruit grove under this system without putting any large amount of money and no time at all in the undertaking.

Furthermore, this proposition affords those living at Santa Barbara the opportunity of employment during such time as they have to spare from their own work. Write for additional information, and we will gladly send you the names of reliable contractors who will undertake development work for you.

THE COST OF CLEARING AND PLANTING

The cost of clearing land varies greatly as some tracts are heavily wooded while others are nearly clear. We have land than can be cleared for $5 an acre while other land would cost as much as $50 or $60 an acre to clear. The timber growth on our land is pine, palmetto, palm and hardwood. A fair average would be about $25 an acre for clearing.

Orange and grapefruit trees, three years old, one year budded, can be obtained from nurseries on the Island at 35 cents to 60 cents each. These prices are of course subject to variation as at times the supply may not equal the demand and the nurseries may advance prices without notice. Usually from 70 to 90 trees are planted to the acre.

In compiling the following table of the cost of clearing and planting to orange or grapefruit trees we have taken figures submitted by our resident surveyor. By writing to the Company you can be put in touch with responsible, experienced men who will contract to clear and plant your land for you. Their prices may vary somewhat from the figures given below but if you supervise the work yourself the cost should be about as follows:

Clearing	$25 per acre
Plowing	7 " "
Levelling ready for planting	3 " "
Making holes for trees	3 " "
Cost of 3-year old budded guaranteed trees, say 60c. each	42 " "
Setting out 70 trees (including fertilizer)	20 " "
Total	$100 " "

ONE OF THE ATTRACTIVE PLACES IN SANTA BARBARA HEIGHTS

After the trees have been set out they will require ordinary care and attention and the expense will be about $20 to $40 an acre a year, if you let the work out to a local contractor; while if you do the work yourself you can save the contractor's profit, besides an income may be realized from raising vegetables, poultry and eggs for sale. Equipped with a team, wagon and a few implements the settler can make a living from the start, and develop a first-class grove at the same time.

COST OF BUILDING HOUSES AND BUNGALOWS

The cost of building comfortable homes in the Isle of Pines is very small compared with that of putting up even an unpretentious house in the States. Lumber can be had very cheaply as there is a plentiful supply growing all over the Island. Three saw mills are in operation and if you have a heavily wooded tract some of the timber that comes from it can be turned into boards for your house or bungalow inexpensively. There is also a cement block plant at McKinley and those who prefer can build cement houses that will be found cooler than those made of wood.

Pretty, comfortable homes like those shown in illustrations throughout this book can be built at from **$300** to **$1,800.** The company will put you in touch with men in the Colony who will contract to build you a house or bungalow at a reasonable price.

Running water, shower baths and bath tubs are among the conveniences to be found in the homes of Santa Barbara residents.

BUILDING MATERIAL AND SUPPLIES

Plumbing supplies of all kinds can be purchased in Santa Barbara. Agricultural implements such as are needed by the settlers can be purchased there also. The prices for both are a little higher than they are in this country, possibly a trifle more on account of the freight. Intending builders can, if they desire, ship complete plumbing outfits, which they

New York Botanical Garden Library
3 5185 00217 8778

can purchase here, though the cost would probably be about the same.

Common undressed pine costs about $20 a thousand at the mill of the McKinley Lumber Co., while patent siding, matched and edged, costs about $32 a thousand. Patent roofing material can be purchased in the colonies or shingles can be imported from Mobile for $6.75 per thousand. Sash, doors and blinds are also imported from Mobile.

There are responsible and experienced contractors and builders at Santa Barbara who can give all necessary advice in connection with house building, working according to any plans that are submitted or preparing plans themselves. The Santa Barbara Inn was built entirely by the residents of the colonies from plans prepared and sent down.

Mules should be purchased in Havana and will cost the same as in this country, about $500 a span. They can best be hired for such work as the owner of a ten-acre tract will require.

Well digging costs about $1.00 a foot.

LAND AND TITLES GUARANTEED

We guarantee absolutely that we will not knowingly allot swampy, marshy or sterile land. Any land that should not be desirable for any reason will be exchanged according to the terms of our offer.

Finally, the Company is in a position to pass a full warranty deed, free and clear of all incumbrances, to any piece of property it offers to allot, and the services of its officers and executive staff are always at the command of prospective investors as to selection of land and transfer thereof.

Validity of the Title of all tracts is guaranteed by the Isle of Pines Company, whose attorneys in Havana examined the titles thoroughly when the property was purchased from the original Cuban or Spanish owners, so that the titles to the lands we offer are as perfect as possible. Hundreds of investors, whose names and addresses we will furnish, have received deeds for their properties in the Colonies.

We Make This Offer in absolute good faith and **we mean every word of it. Titles are perfect and carry our written guarantee.** We have sold thousands of acres of land to satisfied investors and settlers.

The Isle of Pines Company will not hold itself responsible for any representations made by agents that are at variance with statements made in this book.

THE ISLE OF OPPORTUNITY

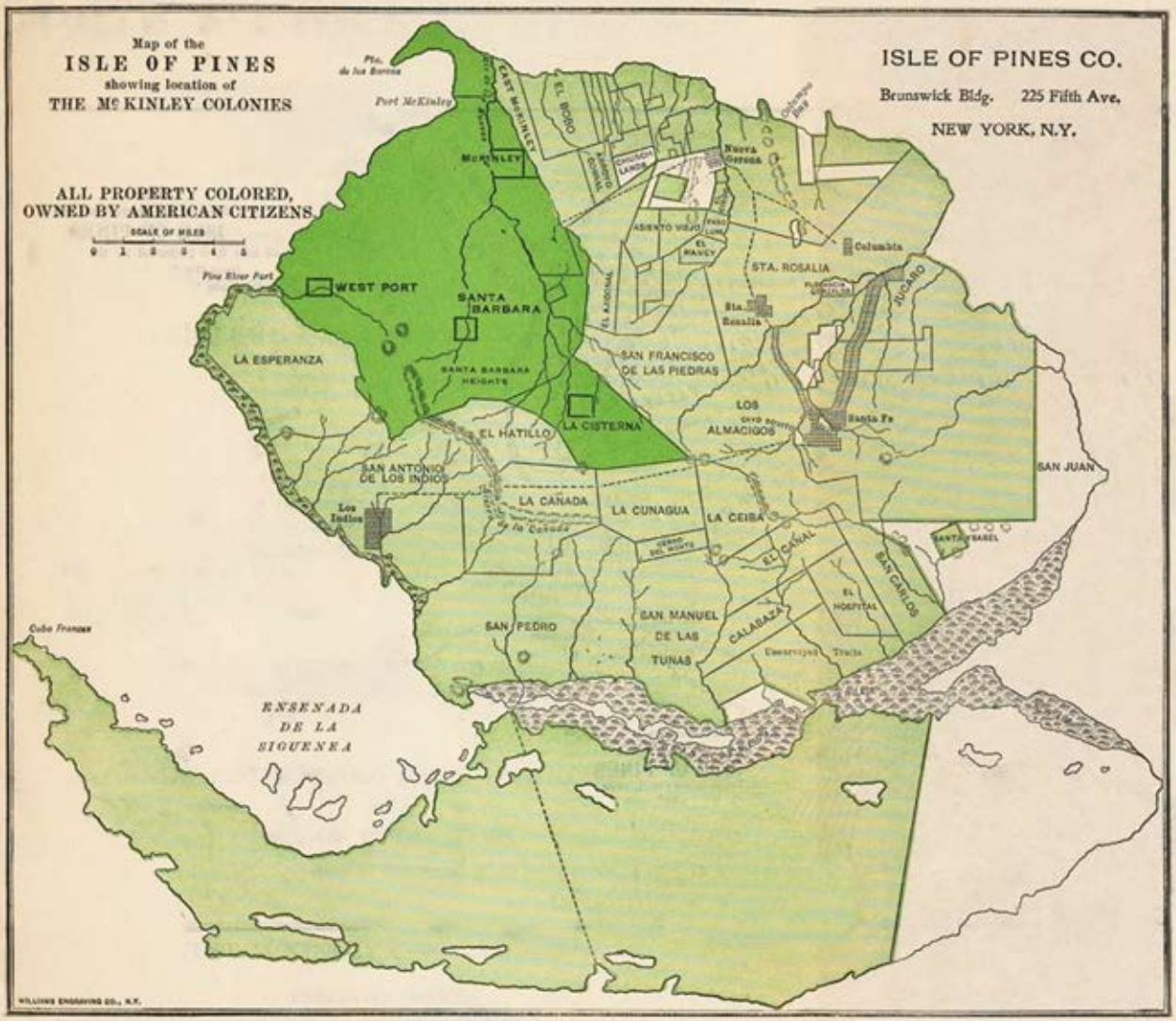
You don't have to go to Santa Barbara to live and you don't have to improve your land there. Of course, we would like you to do both but we don't require it.

We Cordinally Invite all conservative, intelligent people to join us, **either** as **colonists** or **investors** in our undertaking in the adjacent tropics and to participate in the great profits to be earned in the development of what is naturally one of the **richest spots on earth.** There are few localities to-day where such conditions exist, and **none** so near our markets. **The era of golden opportunities in Southern California, for instance, is a thing of the past.** Thirty years have elapsed since gallant old Judge North and his staunch-hearted band of settlers ran their first irrigation ditch through the arid mesas of San Bernardino County, thus making the orange industry of Riverside, California, an agricultural possibility and adding over **$50,000,000** to the wealth of the Golden State, and to-day, the same lands which the old inhabitants of Los Angeles sold, with a chuckle, to "the tenderfoot from the East" at $3.50 per acre are now held at $500 per acre **uncultivated,** and at from **$1,000** to **$2,000** per acre planted in oranges by the same "tenderfoot" or his followers.

OUR OFFER IS GOOD FOR A LIMITED TIME ONLY

Prompt Decision and immediate selection of tracts is absoolutely necessary and we urge you to **avoid disappointment** by making your choice **at once** if you wish not to miss this opportunity.

The prices given in the accompanying circular are likely to advance at any time without previous notice, and if you delay purchasing you will certainly have to pay more for your acreage.


Map of the
ISLE OF PINES
showing location of
THE Mc KINLEY COLONIES
ALL PROPERTY COLORED,
OWNED BY AMERICAN CITIZENS.
SCALE OF MILES
0 1 2 3 4 5
ISLE OF PINES CO.
Brunswick Bldg. 225 Fifth Ave.
NEW YORK, N.Y.
Pta. de las Barcas
Port McKinley
Pine River Port
WEST PORT
SANTA BARBARA
SANTA BARBARA HEIGHTS
LA ESPERANZA
EL HATILLO
LA CISTERNA
SAN ANTONIO DE LOS INDIOS
Los Indios
LA CAÑADA
LA CUNAGUA
LA CEIBA
SAN PEDRO
SAN MANUEL DE LAS TUNAS
CALABAZA
EL CAÑAL
SAN CARLOS
EL HOSPITAL
SAN JUAN
SANTA ISABEL
SANTA ROSALIA
Columbia
Nueva Gerona
EL BOSQUE
EL MANGO
ASIENTO VIEJO
SAN FRANCISCO DE LAS PIEDRAS
LOS ALMACIGOS
Santa Fe
JUCARO
Cuba Francesa
ENSENADA DE LA SIGUENEA

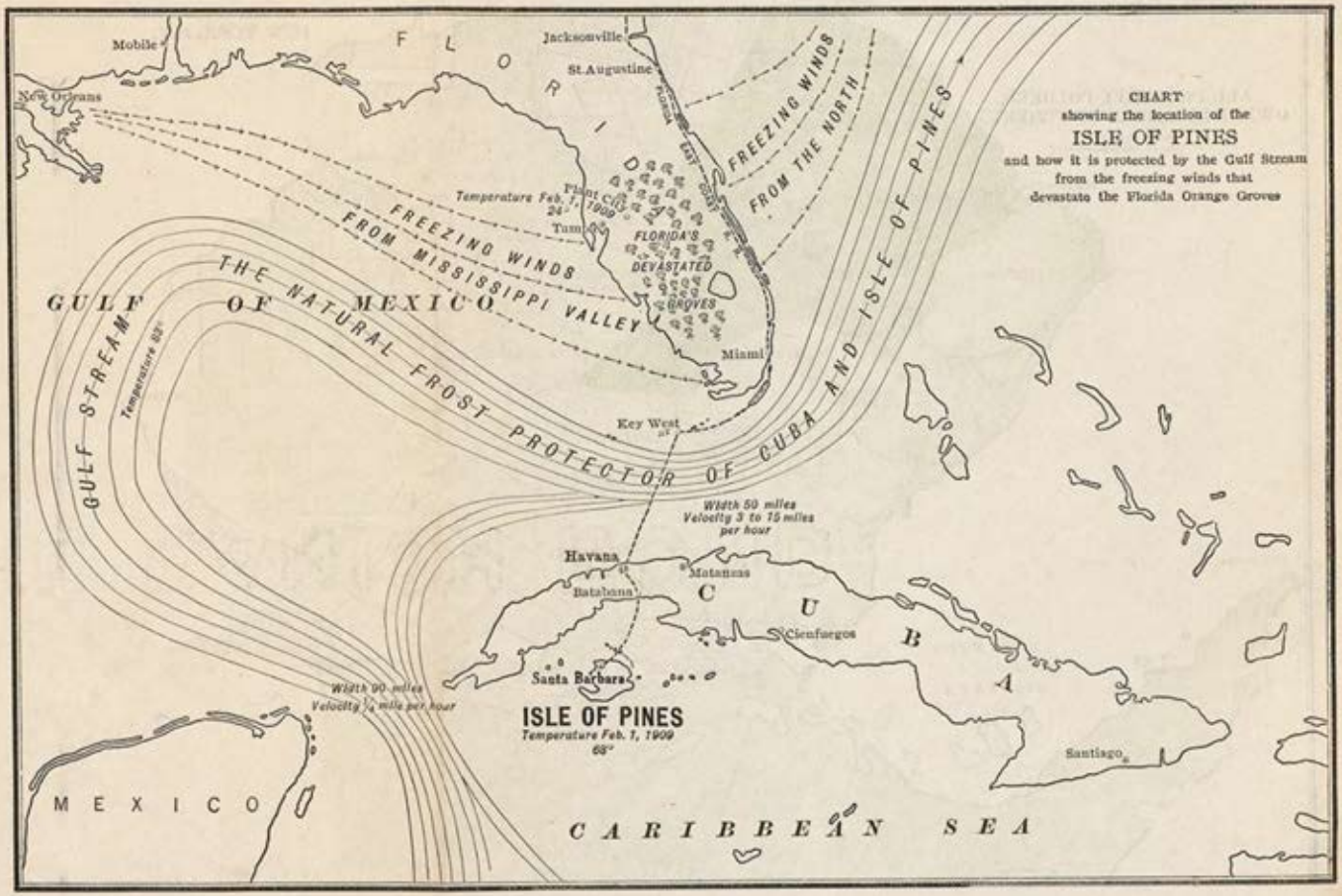


CHART
showing the location of the
ISLE OF PINES
and how it is protected by the Gulf Stream
from the freezing winds that
devastate the Florida Orange Groves
Mobile
New Orleans
Jacksonville
St. Augustine
FLORIDA
FREEZING WINDS FROM THE NORTH
FREEZING WINDS FROM MISSISSIPPI VALLEY
Temperature Feb. 7, 1909
24°
Tampa
Miami
FLORIDA'S DEVASTATED GROVES
GULF OF MEXICO
THE NATURAL FROST PROTECTOR OF CUBA AND ISLE OF PINES
GULF STREAM
Temperature 82°
Key West
Width 50 miles
Velocity 3 to 15 miles per hour
Havana
Matanzas
Batabano
CUBA
Cienfuegos
Santa Barbara
ISLE OF PINES
Temperature Feb. 7, 1909
68°
Width 90 miles
Velocity 1/4 mile per hour
Santiago
MEXICO
CARIBBEAN SEA